Alaska Taxable

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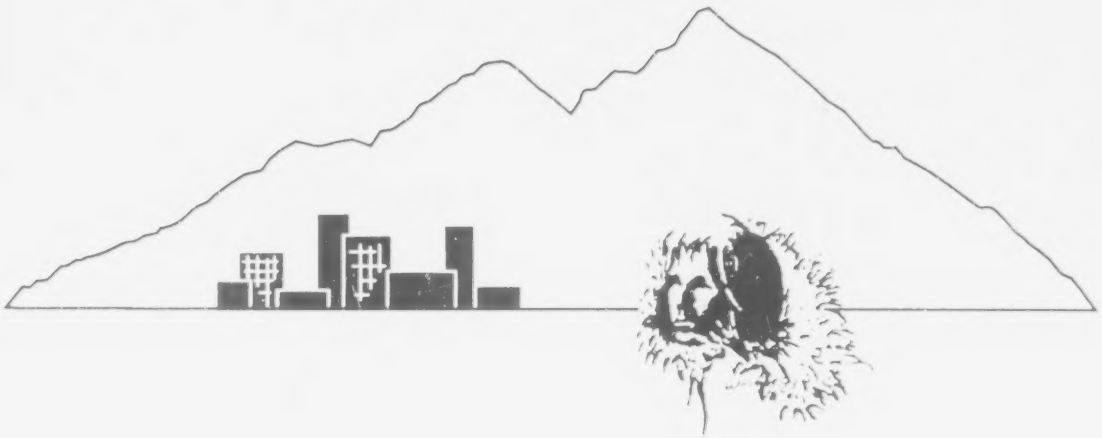


Municipal Taxation - Rates and Policies

Full Value Determination

Population and G.O. Bonded Debt

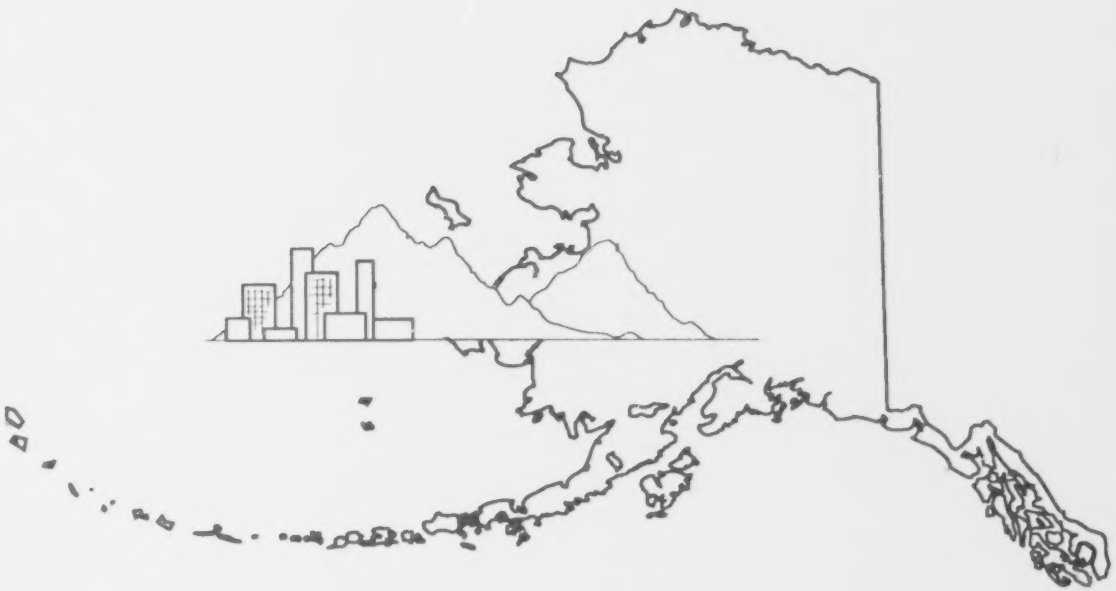
State of Alaska
Steve Cowper, Governor

Department of Community and Regional Affairs
David G. Hoffman, Commissioner

Volume XXIX
January 1990

Alaska Taxable

1989



Department of Community and Regional Affairs

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Municipal and Regional Assistance Division

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Michael W. Worley, State Assessor

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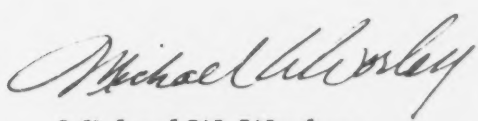
FOREWORD

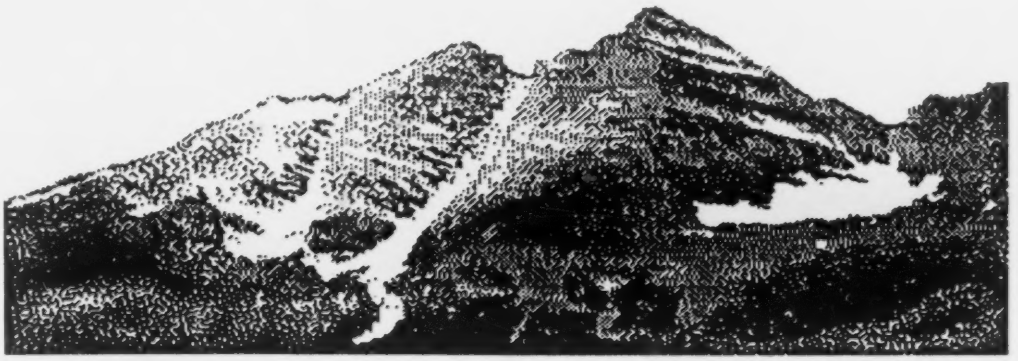
1989 marked the stabilization of property values in Alaska. Most municipalities in the state reported that property values either stabilized during 1989 or began to appreciate for the first time in the past five years. During that five year period it is interesting to note that the strain from reduced oil prices which negatively impacted most municipal property values across the state, had little or no effect on coastal fishing communities. With their more diversified economies, property values in most of those communities either remained stable or continued to rise through that period of years.

In 1989, Alaska saw the formation of one new borough, the Lake and Peninsula Borough, located west of Kodiak Island on the Alaska Peninsula. The Borough's boundaries roughly include an area from north of Port Alsworth, running south and west to the east border of the Aleutains East Borough. In addition to the Lake and Peninsula Borough, there are approximately a dozen other areas across the state whose residents are presently considering the pros and cons of borough formation. In future years, it is almost a certainty that additional boroughs will be formed.



Michael W. Worley
State Assessor

Chapter 1



The Alaska Property Tax

CHAPTER 1

THE ALASKA PROPERTY TAX

The Power to Tax

The power to tax is an essential power of state sovereignty, not depending on a grant of authority from its constitution. However, constitutional provisions define and restrict a state's power to tax. Three important restrictions set out in the Alaska State Constitution are:

- "No tax shall be levied .... except for a public purpose."
  (Article IX, Section 6)

- "Standards for appraisal of all property assessed by the State or its political subdivisions shall be prescribed by law."
  (Article IX, Section 3)

- "The State may delegate taxing powers to organized boroughs and cities only."
  (Article X, Section 2)

Unlike the state, boroughs and cities don't have inherent powers of taxation, though some power was granted by the State Constitution and statutes. The power of taxation is extraordinary; administration can't be left to implication or inference. For that reason, Alaska Statutes and some Attorney General's opinions and court decisions, define the authority of municipalities in assessing, levying, and collecting property taxes.

Uniform Measures

"Taxes are said to be 'equal and uniform' when no person or class of persons in the taxing district, whether it be state, county, or city, is taxed at a different rate than are other persons in the same thing, and where the objects of taxation are the same, by whomsoever owned or whatsoever they may be." (Weatherly Independent School Dist. V. Hughes, Tex Civ. App. 41 S.W. 2nd 445, 447.)

The first step in establishing uniform assessment procedures in Alaska was taken in 1961-62 when the Legislature passed House Concurrent Resolution No. 14 (HCR 14). This resolution required the Local Affairs Agency (now the Division of Municipal & Regional Assistance in the Department of Community & Regional Affairs) to prepare:

- a study of assessment problems and procedures in Alaska,
- a manual for assessors, and
- a report recommending legislation "to assure a uniform, equalized, and realistic assessment of property throughout the state."

The resolution also authorized the Agency to inspect records of equalization, hire an assessor, and hold hearings to prepare the study, manual, and report.

The Local Affairs Agency and the Alaska Association of Assessing Officers published the manual for assessors in 1963 and updated it in 1967. It's no longer used except as historical reference. There are no plans to update the manual as there is no need for it anymore.

Several reports and studies have since been done by the local government agency; the most recent was "An Examination of Property Tax Exemptions," in 1980.

In 1962, the Legislature also adopted AS 14.17.140 stating the Department of Community and Regional Affairs, in consultation with the assessor for each district, shall determine the full and true value of the taxable real and personal property in each district."

Table 4 shows the full and true value estimate of taxable property and is used as the standard measure of community wealth for many state programs.

Definition of Full and True Value

Full and true value is "...the estimated price which the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels." (AS 29.45.110) Full and true value determinations are made annually according to standards in Attorney General Opinion No.18, 1962.

The Full Value Determination

Local control is a basic assumption in Alaska's local government structure. As a result, municipalities have a unique amount of flexibility in property tax administration. Numerous optional exemptions may be adopted (AS 29.45.050). In addition, municipalities reassess property values at different times, ranging from every year to every four or five years.

Because local systems vary widely, a common unit to measure local values is needed. The full value determination prepared by the Department of Community and Regional Affairs is that measure.

Sales studies, described in Chapter 2, and local assessors help the State assessor adjust locally generated values to offset for optional exemptions and varying reassessment cycles.

Program Uses

The major uses of full and true value estimates are:

- The State revenue sharing program's formula to compute a municipality's State revenue sharing entitlement is based on relative wealth and locally generated revenues,
- The public school foundation's funding formula uses full value determination as one component,
- The local match portion of cultural facilities grants partially uses the full value determination,
- Some grants for senior citizen programs use the full value determination, and
- The bonding ability for local public facilities is affected by full value determination.

Property Tax Limitations

There are four statutory tax limitations in Alaska applying in varying degrees and circumstances. The limitations apply only to taxes for operating costs of local government; there's no limit on taxation to pay bonded indebtedness.

1. Second Class Cities can't levy property taxes exceeding one half of one percent (.5%) of the assessed value of property in the municipality in any one year. (AS 29.45.590)

2. No municipality can levy taxes exceeding three percent (3%) of the assessed value of property in the municipality in any one year.
(AS 29.45.090)

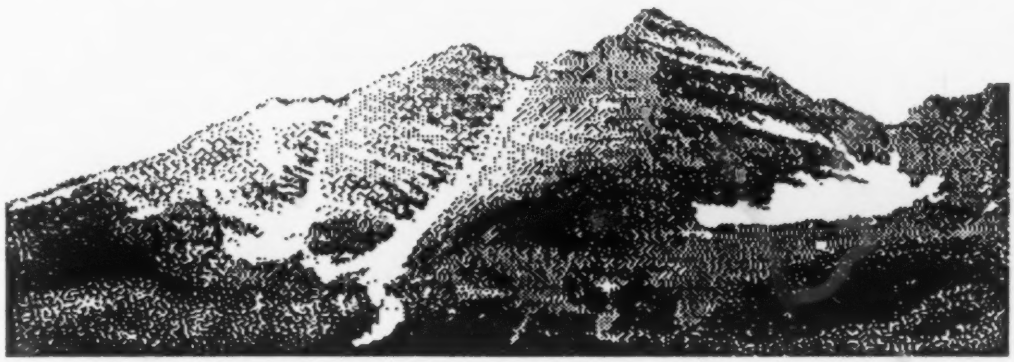
3. No municipality, or combination of municipalities occupying the same geographic area, may levy taxes exceeding $1500 per resident in a year. *
(AS 29.45.090)

4. No municipality, or combination of municipalities occupying the same geographic area, may levy taxes on the value of property exceeding the product of 225% of the average per capita full and true value of property in the state multiplied by the number of residents of the taxing municipality. (AS 29.45.090)

Errors In Municipal Assessment, Valuation, or Taxation Records

Alaska Statutes, 29.45.103-105, were amended to provide review of municipal assessments, valuation, or taxation records and provide notice of major errors. The State assessor's office, using AS 29.45.103-105 and 19 AAC 39, investigates errors and notifies the municipality. The municipality corrects the error or appeals the assessor's determination.

Chapter 2



Population, Valuation, and General Obligation Bonded Indebtedness

Chapter 2

POPULATION, VALUATION, AND GENERAL OBLIGATION BONDED INDEBTEDNESS

POPULATION

The following population estimates were made by the Department of Community and Regional Affairs to establish revenue limits under AS 45.080.090 and to distribute state shared revenues under AS 29.60. All population estimates are as of July 1, 1989.

BOROUGHS / UNIFIED MUNICIPALITIES	POPULATION
Aleutians East Borough	2,511
Municipality of Anchorage	222,950
Bristol Bay Borough	1,451
Fairbanks North Star Borough	72,361
Haines Borough	2,845
City & Borough of Juneau	29,946
Kenai Peninsula Borough	40,312
Ketchikan Gateway Borough	12,630
Kodiak Island Borough	15,558
Lake and Peninsula Borough	1,844
Matanuska-Susitna Borough	37,985
North Slope Borough	7,813
North Slope Borough (TAX CAP)	11,245 *
Northwest Arctic Borough	7,081
City & Borough of Sitka	8,257
TOTAL	463,544

* This figure is used to develop the municipality's tax cap under AS 29.45.080(c). This higher figure isn't included in the total.

HOME RULE CITIES	POPULATION	HOME RULE CITIES	POPULATION
Cordova	2,619	North Pole	1,610
Fairbanks	28,251	Palmer	2,988
Kenai	6,543	Petersburg	3,440
Ketchikan	7,730	Seward	2,829
Kodiak	6,774	Valdez	7,193
Nenana	555	Wrangell	2,630

1989 MUNICIPAL POPULATION REPORT
CONTINUED

FIRST CLASS CITIES	POPULATION	FIRST CLASS CITIES	POPULATION
Barrow	3,379	Nome	4,303
Craig	1,231	Pelican	251
Dillingham	2,232	St. Mary's	491
Galena	928	Sand Point	993
Haines	1,160	Seldovia	565
Homer	4,338	Skagway	704
Hoonah	894	Soldotna	3,733
Hydaburg	457	Tanana	414
Kake	678	Unalaska	2,265
King Cove	790	Wasilla	3,342
Klawock	897	Yakutat	527

SECOND CLASS CITIES	POPULATION	SECOND CLASS CITIES	POPULATION
Akhiok	93	Deering	165
Akiachak	468	Delta Junction	1,185
Akiak	259	Diomede	184
Akutan	432	Eagle	174
Alakanuk	565	Eek	279
Aleknagik	159	Ekwok	122
Allakaket	202	Elim	294
Ambler	309	Emmonak	675
Anaktuvuk Pass	254	Fort Yukon	642
Anderson	635	Gambell	520
Angoon	685	Golovin	154
Aniak	558	Goodnews Bay	230
Anvik	89	Grayling	228
Atka	90	Holy Cross	276
Atmautluak	239	Hooper Bay	807
Atqasuk	225	Houston	738
Bethel	4,390	Hughes	75
Bettles	45	Huslia	225
Brevig Mission	197	Kachemak	418
Buckland	302	Kaktovik	224
Chefornak	299	Kaltag	268
Chevak	594	Kasaan	69
Chignik	128	Kasigluk	433
Chuathbaluk	127	Kiana	414
Clark's Point	87	Kivalina	298
Coffman Cove	195	Kobuk	87
Cold Bay	158	Kotlik	452

1989 MUNICIPAL POPULATION REPORT
CONTINUED

SECOND CLASS CITIES	POPULATION	SECOND CLASS CITIES	POPULATION
Kotzebue	3,705	Port Lions	300
Koyukuk	138	Quinhagak	499
Koyuk	224	Ruby	243
Kupreanof	52	Russian Mission	266
Kwethluk	541	St. George	188
Larsen Bay	149	St. Michael	303
Lower Kalskag	273	St. Paul	586
Manokotak	370	Savoonga	511
Marshall	294	Saxman	308
Mekoryuk	190	Scammon Bay	306
Mountain Village	742	Selawik	672
McGrath	533	Shageluk	152
Napakiak	315	Shaktoolik	197
Napaskiak	331	Sheldon Point	131
Newhalen	168	Shishmaref	430
New Stuyahok	374	Shungnak	214
Newtok	220	Stebbins	394
Nightmute	161	Teller	237
Nikolai	113	Tenakee Springs	108
Nondalton	229	Thorne Bay	525
Noorvik	600	Togiak	713
Nuiqsut	324	Toksook Bay	446
Nulato	362	Tuluksak	357
Nunapitchuk	372	Tununak	335
Old Harbor	322	Unalakleet	740
Ouzinkie	204	Upper Kalskag	149
Pilot Station	455	Wainwright	512
Platinum	74	Wales	161
Point Hope	610	White Mountain	180
Port Alexander	119	Whittier	299
Port Heiden	121		

Summary

Boroughs / Unified Municipalities		463,544
Cities outside boroughs		65,979
Unincorporated Communities outside boroughs		9,654
Metlakatla (Federal Law)		1,386
	Total	**540,563**

VALUATION: JANUARY 1, 1989

Area	Local Taxable Full Value (AS 29.45)	State Taxable Full Value (Oil and Gas) (AS 43.56)	Full Value Determination (AS 14.17)
Taxing Jurisdictions	$22,416,411,900	$14,164,388,150	$36,580,800,050
Outside Taxing Jurisdictions	-0-	2,983,179,780	2,983,179,780
Total	$22,416,411,900	$17,147,567,930	$39,563,979,830

AVERAGE PER CAPITA FULL AND TRUE VALUE: JANUARY 1, 1989

(**including** state assessed oil & gas)

Based on a State population of 540,563, the average per capita full and true value of taxable property is $73,190. When State assessed oil and gas property is excluded, the figure falls to $41,469.

GENERAL OBLIGATION BONDED DEBT: JULY 1, 1989

Area	Total Debt	Est. 7-1-89 Population	Per Capita Debt
Municipalities	$1,966,970,441	529,523	$3,715
State of Alaska	386,091,000	540,563	$714
Total	$2,353,061,441	540,563	$4,353

This is the total general obligation bonded indebtedness reported by all municipalities and the State of Alaska.

TABLE 1-A

POPULATION AND G.O. BONDED DEBT

TEN-YEAR HISTORY

1980 - 1989

Per capita valuation and per capita general obligation bonded debt are reported in this table. All municipalities are included except second class cities without debt or for which no valuation data are available. Data reported for debt and population are as of July 1, 1989.

YEAR	MUNICIPAL DEBT	STATE OF ALASKA DEBT	TOTAL DEBT	POP	PER CAPITA DEBT
1980	$827,112,294	$573,186,000	$1,400,298,294	464,295	$3,016
1981	$1,091,019,504	$701,178,000	$1,792,197,504	422,187	$4,245
1982	$1,316,204,221	$842,413,000	$2,158,617,221	464,460	$4,648
1983	$1,619,154,450	$946,183,000	$2,565,332,450	516,324	$4,968
1984	$2,105,810,849	$924,008,000	$3,029,818,849	547,475	$5,534
1985	$2,084,098,600	$816,100,000	$2,900,198,600	566,657	$5,118
1986	$2,673,576,300	$706,883,000	$3,380,459,300	572,029	$5,910
1987	$2,463,790,232	$598,503,000	$3,062,293,232	574,200	$5,333
1988	$2,170,479,405	$489,818,000	$2,660,297,405	575,982	$4,619
1989	$1,966,970,441	$386,091,000	$2,353,061,441	540,563	$4,353

TABLE 1-B

VALUATION, POPULATION, AND G.O. BONDED DEBT

BOROUGHS / UNIFIED MUNICIPALITIES	POP.	FULL VALUE DETERMINATION* ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
ALEUTIANS EAST	**2,511**	**87,528,600**	**34,858**	**0**	**0**
Akutan	432	10,816,600	25,038	0	0
Cold Bay	158	8,482,400	53,686	0	0
King Cove	790	29,189,900	36,949	0	0
Sand Point	993	39,039,700	39,315	0	0
ANCHORAGE	**222,950**	**9,836,722,410**	**44,121**	**494,932,649**	**2,220**
BRISTOL BAY	**1,451**	**117,937,900**	**81,280**	**3,145,000**	**2,167**
FAIRBANKS NSB	**72,361**	**3,398,331,900**	**46,964**	**100,368,000**	**1,387**
Fairbanks	28,251	1,071,624,900	37,932	3,095,000	110
North Pole	1,610	184,583,000	114,648	0	0
HAINES BOROUGH	**2,845**	**103,888,200**	**36,516**	**240,000**	**84**
Haines	1,160	51,001,500	43,967	627,000	541
JUNEAU	**29,946**	**1,247,450,700**	**41,657**	**45,020,000**	**1,503**
KENAI PENINSULA	**40,312**	**3,285,880,710**	**81,511**	**149,185,000**	**3,701**
Homer	4,338	205,761,300	47,432	1,652,000	381
Kachemak	418	17,954,400	42,953	0	0
Kenai	6,543	281,331,400	42,997	4,473,000	684
Seldovia	405	21,089,400	52,073	229,000	565
Seward	2,829	139,627,200	49,356	10,044,000	3,550
Soldotna	3,733	200,457,100	53,699	4,610,000	1,235
KETCHIKAN GATEWAY	**12,630**	**819,271,400**	**64,867**	**14,020,000**	**1,110**
Ketchikan	7,730	438,590,300	56,739	0	0
Saxman	308	13,305,600	43,200	0	0

* Totals include value of oil and gas property taxable under municipal law (AS 29.45) and oil and gas related property assessed by the state (AS 43.56).

TABLE 1-B
CONTINUED

BOROUGHS / UNIFIED MUNICIPALITIES	POP.	FULL VALUE DETERMINATION* ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
KODIAK ISLAND	**15,558**	**645,143,800**	**41,467**	**16,320,000**	**1,049**
Akhiok	93	1,758,000	18,903	0	0
Kodiak	6,774	438,936,900	64,797	1,335,000	197
Larsen Bay	149	3,268,300	21,935	0	0
Old Harbor	322	5,787,400	17,973	0	0
Ouzinkie	204	3,245,100	15,907	0	0
Port Lions	300	6,969,600	23,232	0	0
LAKE and PENINSULA	**1,844**	**60,371,500**	**32,739**	**0**	**0**
Chignik	128	8,709,200	68,041	0	0
Newhalen	168	3,602,800	21,445	0	0
Nondalton	229	3,804,400	16,613	0	0
Port Heiden	121	2,675,400	22,111	0	0
MATANUSKA-SUSITNA	**37,985**	**1,813,556,490**	**47,744**	**126,310,000**	**3,325**
Houston	738	33,028,500	44,754	0	0
Palmer	2,988	104,192,300	34,870	1,533,000	513
Wasilla	3,342	228,384,700	68,338	0	0
NORTH SLOPE	**7,813**	**11,961,774,300**	**1,531,009**	**865,359,000**	**110,759**
Anaktuvuk Pass	254	1,588,000	6,252	0	0
Atqasuk	225	1,925,000	8,556	0	0
Barrow	3,379	49,341,100	14,602	0	0
Kaktovik	224	2,219,300	9,908	0	0
Nuiqsut	324	11,996,900	37,027	0	0
Point Hope	610	7,034,600	11,532	0	0
Wainwright	512	3,692,900	7,213	0	0
NORTHWEST ARCTIC	**7,081**	**142,713,800**	**20,154**	**0**	**0**
Ambler	309	3,469,100	11,227	0	0
Buckland	302	3,145,300	10,415	0	0
Deering	165	1,867,700	11,319	0	0
Kiana	414	5,051,900	12,203	0	0
Kivalina	298	3,388,600	11,371	0	0
Kobuk	87	1,102,900	12,677	0	0
Kotzebue	3,705	103,226,300	27,861	0	0
Noorvik	600	6,457,500	10,763	0	0
Selawik	672	7,930,700	11,802	0	0
Shungnak	214	2,963,300	13,847	0	0
SITKA	**8,257**	**446,849,500**	**54,118**	**21,340,000**	**2,584**

TABLE 1-B
CONTINUED

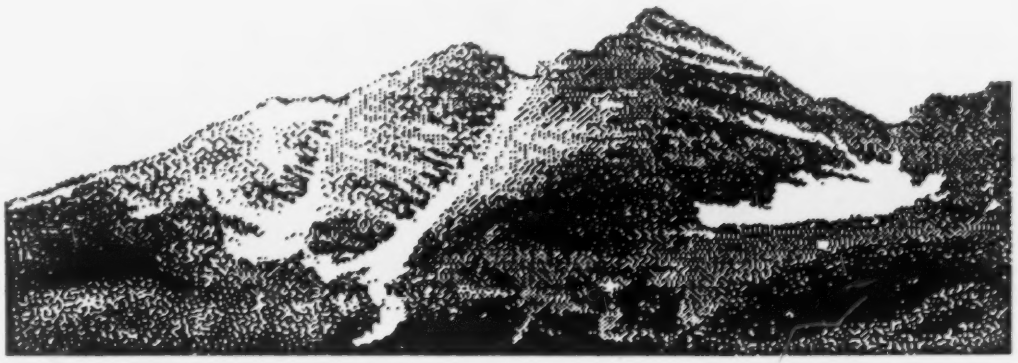
CITIES	POP	FULL VALUE DETERMINATION* ($)	PER CAP VALUE ($)	G.O. DEBT ($)	PER CAP DEBT ($)
BETHEL	4,390	181,980,500	41,453	683,588	156
CORDOVA	2,619	122,992,900	46,962	104,659	40
CRAIG	1,231	40,178,500	32,639	83,000	67
DELTA JUNCTION	1,185	27,731,800	23,402	0	0
DILLINGHAM	2,232	118,601,000	53,137	0	0
EAGLE	174	8,388,300	48,209	0	0
GALENA	928	19,585,100	21,105	724,080	780
HOONAH	894	21,586,000	24,145	0	0
HOOPER BAY	807	5,203,800	6,448	0	0
HYDABURG	457	9,024,100	19,746	0	0
KAKE	678	16,843,800	24,843	0	0
KLAWOCK	897	9,194,000	10,250	0	0
NENANA	555	16,186,800	29,165	2,227,471	4,013
NOME	4,303	137,990,000	32,068	6,455,250	1,500
PELICAN	251	10,440,800	41,597	0	0
PETERSBURG	3,440	162,441,900	47,221	5,879,000	1,709
ST. MARY'S	491	4,184,700	8,523	75,000	153
SKAGWAY	704	54,411,100	77,288	1,373,600	1,951
TANANA	414	11,511,900	27,807	0	0
UNALASKA	2,265	116,125,240	51,269	12,336,144	5,446
VALDEZ	7,193	1,370,370,900	190,515	62,545,000	8,695
WHITTIER	299	18,415,600	61,591	0	0
WRANGELL	2,630	110,198,000	41,900	10,646,000	4,048
YAKUTAT	527	19,792,100	37,556	0	0

SUMMARY*

CITIES	39,564	$2,613,378,840	$66,054	$103,132,792	$2,607
CITIES WITHIN BOROUGHS	87,708	$3,772,618,400	$43,013	$27,598,000	$315
BOROUGHS/UNIFIED MUNICIPALITIES	463,544	$33,967,421,210	$73,278	$1,836,239,649	$3,961
STATE	540,563	$39,563,979,830	$73,190	$386,091,000	$714
TOTAL	540,563	$39,563,979,830*	$73,190	$2,353,061,441	$4,353

**Does not include any value for unincorporated areas of the state nor for second class cities that do not levy property tax and are under 750 in population.*

Chapter 3



Assessment Statistics

and

Ratio Studies

CHAPTER 3

ASSESSMENT STATISTICS AND RATIO STUDIES

Local assessors have a legal, professional, and ethical responsibility to uniformly value all property in their jurisdiction. They must also make sure all values on the assessment roll represent "full and true value" according to AS 29.45.110.

Assessment ratio studies measure uniformity and analyze values in and among jurisdictions. The ratios show whether there is unequal taxation and the need to adjust tax assessments. There are two major types of assessment ratio studies: sales ratio studies and appraisal ratio studies. The sales ratio study is commonly used in Alaska and is discussed here.

The sales ratio study compares assessed values to sale prices (transacted during a specific time period and verified). The results are expressed as a percentage ratio. The numerator is the assessed value and the denominator is the sale price:

$$\frac{\text{ASSESSED VALUE}}{\text{SALE PRICE}} = \text{RATIO (expressed as percentage)}$$

For example, if a residence assessed at $90,000 sells for $100,000 the ratio of assessment to sale price is 90 percent.

$$\frac{90{,}000}{100{,}000} = 90\%$$

Preparation of a Sales Ratio Study

1. Assemble Sales Data

   a. Get sales data from recorders' offices, local realtors, developers, and bankers.

   b. Verify sales data by contacting the grantee, grantor, or realtor.

2. Select Samples

   a. Check disbursement of sales to insure uniform coverage of total areas and avoid too much information from one area.

   b. Restrict selections to individual classes of property (residential, commercial, and industrial).

3. Compile Usable Data

   a. Correlate usable sales information into a usable listing.

   b. Divide current assessed values by sales price to get individual ratios.

   c. Sort resulting ratios and remove inconsistencies. For example, a piece of vacant land may have been sold and improved. The assessed value includes the improvement but the sale price was for vacant land.

4. Compute Statistical Data

   Develop a weighted mean by dividing the total of all assessed values by the total of all sale prices. This is an accurate representation of the overall ratio of assessments to sales on a unit-wide basis.

Uses of Ratios

Sales ratio studies are commonly used in state equalization or full value determinations. Normally, the weighted mean ratio is used to determine full value. A local assessor can use the ratios to determine the level of assessment and internal equity or to show areas needing professional attention.

Usable Listing Example

Assessed Value	Sale Price	Ratio
100,000	106,000	94.34%
106,000	100,000	106.00%
107,000	109,000	98.17%
125,000	132,000	94.70%
130,000	127,000	102.36%
122,500	122,500	100.00%
140,000	141,000	99.29%
967,500	966,500	100.10%

Limitations of Use

Assessment ratio studies show the relation between market values and assessed values, and assessed values within and among areas. These studies show inequities; they don't correct differences among individual properties.

A sales ratio study is as accurate as the information used. Care in selecting, screening, and verifying information is essential.

A study must not be overloaded with specific types of property. Segregating by class (commercial or residential) and type (improved, vacant, or water front) allows proper weight for each class and type of property.

ASSESSMENT RATIO STUDIES

The following can be used by municipalities to monitor assessment performance, show the need for general reassessment, or show neighborhoods or types of properties needing reassessment.

> **Note:** These tests are guidelines and don't replace statistical tests. In each case, the sample size should be at least 30.

- If the ratio is more than 110%,
  - over-assessment errors are more common than under-assessment errors.
  - high-valued properties are assessed with a lower median ratio than low-valued property (regressivity).

- If the ratio is less than 95%,
  - under-assessment errors are more common than over-assessment errors.
  - high-valued properties are assessed with a higher median ratio than low-valued properties (progressivity).

TABLE 2

LOCAL TAX POLICY

BOROUGHS / UNIFIED MUNICIPALITIES	RESIDENTIAL	BUSINESS MACH/ EQUIP	MOTOR VEHICLES	BOATS & VESSELS	BUSINESS INVENTORY	AIRCRAFT
ANCHORAGE	FV	FV	ST COL	FV	FV	FV
BRISTOL BAY	OP EX	FV	FV	FV	FV	FV
FAIRBANKS NORTH STAR	OP EX	EX	EX	EX	EX	EX
HAINES	FV	FV	EX	FF	EX	FV
JUNEAU	FV	FV	EX	EX	FV	FV
KENAI PENINSULA	OP EX	FV	FV	FV	EX	FV
KETCHIKAN GATEWAY	FV	FV	ST COL	FF	EX	FV
KODIAK ISLAND	FV	FV	ST COL	FF	EX	FV
MATANUSKA-SUSITNA	FV	FV	ST COL	FV	FV	FV
NORTH SLOPE	OP EX	FV	FV	FV	FV	FV
SITKA	FV	FV	EX	FF	FV	FV
CITIES						
CORDOVA	FV	EX	EX	EX	EX	EX
CRAIG	FV	EX	EX	EX	EX	EX
DILLINGHAM	FV	FV	EX	FV	FV	FV
EAGLE	FV	EX	EX	EX	EX	EX
NENANA	FV	FV	ST COL	FV	FV	FV
NOME	FV	FV	ST COL	FV	FV	EX
PELICAN	FV	FV	EX	FF	FV	FV
PETERSBURG	FV	FV	ST COL	EX	EX	FV
SKAGWAY	FV	EX	EX	EX	EX	EX
UNALASKA	FV	FV	EX	EX	FV	FV
VALDEZ	OP EX	EX	EX	EX	EX	EX
WHITTIER	FV	FV	ST COL	FV	EX	EX
WRANGELL	FV	FV	EX	EX	EX	FV
YAKUTAT	FV	EX	EX	EX	EX	EX

The following municipalities don't levy property taxes:

Boroughs	Cities	
ALEUTIANS EAST	GALENA	KLAWOCK
LAKE & PENINSULA	HOONAH	ST. MARY'S
NORTHWEST ARCTIC	HYDABURG	TANANA
	KAKE	

EX	Exempt Property
FV	Full and True Value Assessment
FF	Optional, flat fee collected in lieu of property tax (AS 29.45.050 [b][1])
OP EX	Optional, residential exemption up to $10,000 exercised. (AS 29.45.050[a])
ST COL	State collected, annual motor vehicle tax. (AS 28.10.431)

TABLE 3

LOCAL ASSESSMENTS VS. FULL VALUE

Table 3 has three parts: real property (3-A), personal property (3-B), and real and personal property combined (3-C)

TABLE 3-A - REAL PROPERTY

BOROUGHS / UNIFIED MUNICIPALITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
ALEUTIANS EAST (1)	**0**	**49,919,800**	**0.00%**
Akutan	0	6,204,000	0.00%
Cold Bay	0	2,927,400	0.00%
King Cove	0	17,187,200	0.00%
Sand Point	0	23,601,200	0.00%
ANCHORAGE	**7,302,628,940**	**8,005,032,100**	**91.23%**
BRISTOL BAY	**60,791,344**	**71,078,000**	**85.53%**
FAIRBANKS NORTH STAR	**2,238,876,326**	**2,425,692,000**	**92.30%**
Fairbanks (City)	869,012,508	911,399,900	95.35%
North Pole	148,755,710	158,883,000	93.63%
Other	1,221,108,108	1,355,409,100	90.09%
HAINES	**74,240,830**	**78,413,600**	**94.68%**
Haines	36,662,705	38,285,600	95.76%
Other	37,578,125	40,128,000	93.65%
JUNEAU	**966,070,350**	**966,968,700**	**99.91%**
KENAI PENINSULA	**2,167,345,416**	**2,364,399,800**	**91.67%**
Homer	149,089,645	163,813,500	91.01%
Kachemak	13,487,054	14,917,500	90.41%
Kenai	199,632,258	219,982,200	90.75%
Seldovia	12,183,998	15,527,000	78.47%
Seward	88,508,166	98,794,000	89.59%
Soldotna	154,592,644	168,383,500	91.81%
Other	1,549,851,651	1,682,982,100	92.09%

ASSESSED VALUE : Locally assessed property values taxable on excluded property that is exempted under local option.

FULL VALUE : The full value of real and personal property taxable under local ordinance and state law as equalized by the Department of Community and Regional Affairs according to standards defined in Attorney General Opinion No. 18, 1962.

RATIO : The relationship of actual assessed property values to the Department's full value determination expressed as a percentage.

TABLE 3-A - REAL PROPERTY

CONTINUED

BOROUGHS / UNIFIED MUNICIPALITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
KETCHIKAN GATEWAY	**633,922,991**	**655,035,600**	**96.78%**
Ketchikan	331,895,461	342,160,300	97.00%
Saxman	8,285,800	10,048,800	82.46%
Other	293,741,730	302,826,500	97.00%
KODIAK ISLAND (2)	**378,072,396**	**415,666,700**	**90.96%**
Akhiok	0	528,000	0.00%
Kodiak	230,072,536	243,925,000	94.32%
Larsen Bay	0	1,578,300	0.00%
Old Harbor	0	1,987,400	0.00%
Ouzinkie	0	1,205,100	0.00%
Port Lions	0	4,009,600	0.00%
Other	147,999,860	162,433,300	91.11%
LAKE & PENINSULA (1)	**0**	**40,624,100**	**0.00%**
Chignik	0	6,448,700	0.00%
Newhalen	0	2,691,200	0.00%
Nondalton	0	2,903,300	0.00%
Port Heiden	0	1,249,900	0.00%
Other	0	27,331,000	0.00%
MATANUSKA-SUSITNA	**1,442,795,544**	**1,472,996,700**	**97.95%**
Houston	27,963,200	28,367,800	98.57%
Palmer	73,785,900	77,931,700	94.68%
Wasilla	179,917,500	181,215,900	99.28%
Other	1,161,128,944	1,185,481,300	97.95%
NORTH SLOPE	**98,591,470**	**111,261,100**	**88.61%**
NORTHWEST ARCTIC (1)	**0**	**107,456,700**	**0.00%**
Ambler	0	3,042,300	0.00%
Buckland	0	2,755,300	0.00%
Deering	0	1,637,400	0.00%
Kiana	0	4,465,400	0.00%
Kivalina	0	3,009,100	0.00%
Kobuk	0	951,400	0.00%
Kotzebue	0	73,051,100	0.00%
Noorvik	0	5,719,500	0.00%
Selawik	0	7,042,200	0.00%
Shungnak	0	2,633,000	0.00%
Other	0	3,150,000	0.00%
SITKA	**358,241,644**	**350,632,900**	**102.17%**

TABLE 3-A - REAL PROPERTY

CONTINUED

This Table Doesn't List Second Class Cities Under 750 Population.

CITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
BETHEL (1)	0	147,243,800	0.00%
CORDOVA	69,548,554	72,673,500	95.70%
CRAIG	27,887,857	28,339,800	98.41%
DELTA JUNCTION (1)	0	22,041,700	0.00%
DILLINGHAM	68,766,890	70,693,100	97.28%
EAGLE	6,257,715	6,587,100	95.00%
GALENA (1)	0	17,201,200	0.00%
HOONAH (1)	0	13,335,900	0.00%
HOOPER BAY (1)	0	3,910,200	0.00%
HYDABURG (1)	0	4,896,500	0.00%
KAKE (1)	0	13,308,400	0.00%
KLAWOCK (1)	0	6,673,300	0.00%
NENANA	8,956,978	10,088,400	88.78%
NOME	101,910,367	103,252,700	98.70%
PELICAN	7,060,456	7,060,500	100.00%
PETERSBURG	108,554,773	108,554,800	100.00%
ST. MARY'S (1)	0	3,274,500	0.00%
SKAGWAY	45,821,856	45,832,300	99.98%
TANANA (1)	0	10,964,600	0.00%
UNALASKA	71,302,550	75,944,700	93.89%
VALDEZ	84,768,486	103,582,900	81.84%
WHITTIER	10,554,400	10,554,400	100.00%
WRANGELL	71,480,740	75,481,200	94.70%
YAKUTAT	11,056,459	13,460,000	82.14%

SUMMARY

	ASSESSED VALUE	FULL VALUE	RATIO
OUTSIDE TAXING JURISDICTIONS (4)	**$0**	**$0**	**0.00%**
BOROUGHS / UNIFIED MUNICIPALITIES	**$15,721,577,251**	**$17,115,177,800**	**91.86%**
CITIES	**$693,928,081**	**$974,955,500**	**71.18%**
TOTAL	**$16,415,505,332**	**$18,090,133,300** [3]	**90.74%**

1 Don't tax real property

2 Real property assessed values are not available for Kodiak Island villages.

3 Excludes formula full value determinations.

4 Real Property is not assessed in areas outside taxing jurisdictions.

TABLE 3-B - PERSONAL PROPERTY

BOROUGHS / UNIFIED MUNICIPALITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
ALEUTIANS EAST (1)	**0**	**37,608,800**	**0.00%**
Akutan	0	4,612,600	0.00%
Cold Bay	0	5,555,000	0.00%
King Cove	0	12,002,700	0.00%
Sand Point	0	15,438,500	0.00%
ANCHORAGE	**1,115,816,330**	**1,759,629,800**	**63.41%**
BRISTOL BAY	**46,859,898**	**46,859,900**	**100.00%**
FAIRBANKS NORTH STAR	**0**	**421,200,000**	**0.00%**
Fairbanks	0	160,225,000	0.00%
North Pole	0	25,700,000	0.00%
Other	0	235,275,000	0.00%
HAINES	**9,525,127**	**25,474,600**	**37.39%**
Haines	3,503,637	12,715,900	27.55%
Other	6,021,490	12,758,700	47.20%
JUNEAU	**144,947,575**	**280,482,000**	**51.68%**
KENAI PENINSULA	**189,565,025**	**399,878,400**	**47.41%**
Homer	21,357,387	41,947,800	50.91%
Kachemak	871,119	3,036,900	28.68%
Kenai	27,850,622	61,349,200	45.40%
Seldovia	2,668,420	5,562,400	47.97%
Seward	28,540,373	40,833,200	69.90%
Soldotna	13,286,109	32,073,600	41.42%
Other	94,990,995	215,075,300	44.17%
KETCHIKAN GATEWAY	**43,706,075**	**164,235,800**	**26.61%**
Ketchikan	23,855,575	96,430,000	24.74%
Saxman	659,525	3,256,800	20.25%
Other	19,190,975	64,549,000	29.73%

TABLE 3-B - PERSONAL PROPERTY

CONTINUED

BOROUGHS / UNIFIED MUNICIPALITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
KODIAK ISLAND (2)	**59,284,386**	**229,477,100**	**25.83%**
Akhiok	0	1,230,000	0.00%
Kodiak	41,742,714	195,011,900	21.41%
Larsen Bay	0	1,690,000	0.00%
Old Harbor	0	3,800,000	0.00%
Ouzinkie	0	2,040,000	0.00%
Port Lions	0	2,960,000	0.00%
Other	0	22,745,200	0.00%
LAKE & PENINSULA (1)	**0**	**19,747,400**	**0.00%**
Chignik	0	2,260,500	0.00%
Newhalen	0	911,600	0.00%
Nondalton	0	901,100	0.00%
Port Heiden	0	1,425,500	0.00%
Other	0	14,248,700	0.00%
MATANUSKA-SUSITNA	**151,640,038**	**338,106,800**	**44.85%**
Houston	1,203,465	4,660,700	25.82%
Palmer	13,139,146	26,260,600	50.03%
Wasilla	30,421,620	47,168,800	64.50%
Other	106,875,807	260,016,700	41.10%
NORTH SLOPE (2)	**64,399,200**	**64,399,200**	**100.00%**
NORTHWEST ARCTIC (1)	**0**	**35,257,100**	**0.00%**
Ambler	0	426,800	0.00%
Buckland	0	390,000	0.00%
Deering	0	230,300	0.00%
Kiana	0	586,500	0.00%
Kivalina	0	379,500	0.00%
Kobuk	0	151,500	0.00%
Kotzebue	0	30,175,200	0.00%
Noorvik	0	738,000	0.00%
Selawik	0	888,500	0.00%
Shungnak	0	330,300	0.00%
Other	0	960,500	0.00%
SITKA	**46,516,626**	**96,216,600**	**48.35%**

TABLE 3-B - PERSONAL PROPERTY

CONTINUED

CITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
BETHEL (1)	0	34,736,700	0.00%
CORDOVA (1)	0	50,319,400	0.00%
CRAIG (1)	0	11,838,700	0.00%
DELTA JUNCTION (1)	0	5,690,100	0.00%
DILLINGHAM	40,639,128	47,907,900	84.83%
EAGLE (1)	0	1,801,200	0.00%
GALENA (1)	0	2,383,900	0.00%
HOONAH (1)	0	8,250,100	0.00%
HOOPER BAY (1)	0	1,293,600	0.00%
HYDABURG (1)	0	4,127,600	0.00%
KAKE (1)	0	3,535,400	0.00%
KLAWOCK (1)	0	2,520,700	0.00%
NENANA	2,906,443	6,098,400	47.66%
NOME	24,055,675	34,737,300	69.25%
PELICAN	2,122,353	3,380,300	62.79%
PETERSBURG	11,978,500	53,887,100	22.23%
ST. MARY'S (1)	0	910,200	0.00%
SKAGWAY (1)	0	8,578,800	0.00%
TANANA (1)	0	547,300	0.00%
UNALASKA	37,007,015	40,152,900	92.17%
VALDEZ (1)	0	36,097,400	0.00%
WHITTIER (1)	0	7,861,200	0.00%
WRANGELL	4,661,712	34,716,800	13.43%
YAKUTAT (1)	0	6,332,100	0.00%

SUMMARY

	ASSESSED VALUE	FULL VALUE	RATIO
OUTSIDE TAXING JURISDICTIONS (4)	**$0**	**$0**	**0.00%**
BOROUGHS / UNIFIED MUNICIPALITIES	**$1,872,260,280**	**$3,918,573,500**	**47.78%**
CITIES	**$123,370,826**	**$407,705,100**	**30.26%**
TOTAL	**$1,995,631,106**	**$4,326,278,600** [3]	**46.13%**

1 Don't tax personal property

2 Personal Property assessed values are not available for Kodiak Island Borough villages.

3 Excludes formula full value determinations.

4 Personal property is not assessed in areas outside taxing jurisdictions.

TABLE 3-C - REAL AND PERSONAL PROPERTY

BOROUGHS / UNIFIED MUNICIPALITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
ALEUTIANS EAST (1)	**0**	**87,528,600**	**0.00%**
Akutan	0	10,816,600	0.00%
Cold Bay	0	8,482,400	0.00%
King Cove	0	29,189,900	0.00%
Sand Point	0	39,039,700	0.00%
ANCHORAGE	**8,418,445,270**	**9,764,661,900**	**86.21%**
BRISTOL BAY	**107,651,242**	**117,937,900**	**91.28%**
FAIRBANKS NORTH STAR	**2,238,876,326**	**2,846,892,000**	**78.64%**
Fairbanks	869,012,508	1,071,624,900	81.09%
North Pole	148,755,710	184,583,000	80.59%
Other	1,221,108,108	1,590,684,100	76.77%
HAINES BOROUGH	**83,765,957**	**103,888,200**	**80.63%**
Haines	40,166,342	51,001,500	78.76%
Other	43,599,615	52,886,700	82.44%
JUNEAU	**1,111,017,925**	**1,247,450,700**	**89.06%**
KENAI PENINSULA	**2,356,910,441**	**2,764,278,200**	**85.26%**
Homer	170,447,032	205,761,300	82.84%
Kachemak	14,358,173	17,954,400	79.97%
Kenai	227,482,880	281,331,400	80.86%
Seldovia	14,852,418	21,089,400	70.43%
Seward	117,048,539	139,627,200	83.83%
Soldotna	167,878,753	200,457,100	83.75%
Other	1,644,842,646	1,898,057,400	86.66%
KETCHIKAN GATEWAY	**677,629,066**	**819,271,400**	**82.71%**
Ketchikan	355,751,036	438,590,300	81.11%
Saxman	8,945,325	13,305,600	67.23%
Other	312,932,705	367,375,500	85.18%

TABLE 3-C - REAL AND PERSONAL PROPERTY

CONTINUED

BOROUGHS / UNIFIED MUNICIPALITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
KODIAK ISLAND	**437,356,782**	**645,143,800**	**67.79%**
Akhiok	0	1,758,000	0.00%
Kodiak	271,815,250	438,936,900	61.93%
Larsen Bay	706,215	3,268,300	21.61%
Old Harbor	80,053	5,787,400	1.38%
Ouzinkie	135,006	3,245,100	4.16%
Port Lions	2,851,053	6,969,600	40.91%
Other	161,769,205	185,178,500	87.36%
LAKE & PENINSULA (1)	**0**	**60,371,500**	**0.00%**
Chignik	0	8,709,200	0.00%
Newhalen	0	3,602,800	0.00%
Nondalton	0	3,804,400	0.00%
Port Heiden	0	2,675,400	0.00%
Other	0	41,579,700	0.00%
MATANUSKA-SUSITNA	**1,594,435,582**	**1,811,103,500**	**88.04%**
Houston	29,166,665	33,028,500	88.31%
Palmer	86,925,046	104,192,300	83.43%
Wasilla	210,339,120	228,384,700	92.10%
Other	1,268,004,751	1,445,498,000	87.72%
NORTH SLOPE (2)	**162,990,670**	**175,660,300**	**92.79%**
NORTHWEST ARCTIC (1)	**0**	**142,713,800**	**0.00%**
Ambler	0	3,469,100	0.00%
Buckland	0	3,145,300	0.00%
Deering	0	1,867,700	0.00%
Kiana	0	5,051,900	0.00%
Kivalina	0	3,388,600	0.00%
Kobuk	0	1,102,900	0.00%
Kotzebue	0	103,226,300	0.00%
Noorvik	0	6,457,500	0.00%
Selawik	0	7,930,700	0.00%
Shungnak	0	2,963,300	0.00%
Other	0	4,110,500	0.00%
SITKA	**404,758,270**	**446,849,500**	**90.58%**

TABLE 3-C - REAL AND PERSONAL PROPERTY
CONTINUED

CITIES	ASSESSED VALUE ($)	FULL VALUE ($)	RATIO (%)
BETHEL (1)	0	181,980,500	0.00%
CORDOVA	69,548,554	122,992,900	56.55%
CRAIG	27,887,857	40,178,500	69.41%
DELTA JUNCTION (1)	0	27,731,800	0.00%
DILLINGHAM	109,406,018	118,601,000	92.25%
EAGLE	6,257,715	8,388,300	74.60%
GALENA (1)	0	19,585,100	0.00%
HOONAH (1)	0	21,586,000	0.00%
HOOPER BAY (1)	0	5,203,800	0.00%
HYDABURG (1)	0	9,024,100	0.00%
KAKE (1)	0	16,843,800	0.00%
KLAWOCK (1)	0	9,194,000	0.00%
NENANA	11,863,421	16,186,800	73.29%
NOME	125,966,042	137,990,000	91.29%
PELICAN	9,182,809	10,440,800	87.95%
PETERSBURG	120,533,273	162,441,900	74.20%
ST. MARY'S (1)	0	4,184,700	0.00%
SKAGWAY	45,821,856	54,411,100	84.21%
TANANA (1)	0	11,511,900	0.00%
UNALASKA	108,309,565	116,097,600	93.29%
VALDEZ	84,768,486	139,680,300	60.69%
WHITTIER	10,554,400	18,415,600	57.31%
WRANGELL	76,142,452	110,198,000	69.10%
YAKUTAT	11,056,459	19,792,100	55.86%

SUMMARY

	ASSESSED VALUE	FULL VALUE	RATIO
OUTSIDE TAXING JURISDICTIONS (3)	**$0**	**$0**	**0.00%**
BOROUGHS / UNIFIED MUNICIPALITIES	**$17,593,837,531**	**$21,033,751,300**	**83.65%**
CITIES	**$817,298,907**	**$1,382,660,600**	**59.11%**
TOTAL	**$18,411,136,438**	**$22,416,411,900** [2]	**82.13%**

1 Don't tax personal property

2 Excludes cities under 750

3 Excludes formula full value determinations.

4 Real and personal property are not assessed in areas outside taxing jurisdictions.

TABLE 4

FULL VALUE DETERMINATION

(As of January 1)

BOROUGHS / UNIFIED MUNICIPALITIES	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
ALEUTIANS EAST	**87,528,600**	**0**	**87,528,600**
Akutan	10,816,600	0	10,816,600
Cold Bay	8,482,400	0	8,482,400
King Cove	29,189,900	0	29,189,900
Sand Point	39,039,700	0	39,039,700
ANCHORAGE	**9,764,661,900**	**72,060,510**	**9,836,722,410**
BRISTOL BAY	**117,937,900**	**0**	**117,937,900**
FAIRBANKS NORTH STAR	**2,846,892,000**	**551,439,900**	**3,398,331,900**
Fairbanks	1,071,624,900	0	1,071,624,900
North Pole	184,583,000	0	184,583,000
Other	1,590,684,100	0	1,590,684,100
HAINES	**103,888,200**	**0**	**103,888,200**
Haines	51,001,500	0	51,001,500
Other	52,886,700	0	52,886,700
JUNEAU	**1,247,450,700**	**0**	**1,247,450,700**
KENAI PENINSULA	**2,764,278,200**	**521,602,510**	**3,285,880,710**
Homer	205,761,300	0	205,761,300
Kachemak	17,954,400	0	17,954,400
Kenai	281,331,400	0	281,331,400
Seldovia	21,089,400	0	21,089,400
Seward	139,627,200	0	139,627,200
Soldotna	200,457,100	0	200,457,100
Other	1,898,057,400	0	1,898,057,400

LOCAL TAXABLE FULL VALUE, AS 29.45: The full value of real and personal property taxable under state and federal law as equalized by the Department of Community and Regional Affairs.

STATE TAXABLE OIL & GAS PROPERTY, AS 43.56: The assessed value of oil and gas exploration, production, and pipeline transportation property, determined by the Petroleum Revenue Division, Department of Revenue.

FULL VALUE DETERMINATION: The full value of property taxable under municipal law (AS 29.45) and oil and gas related property assessed by the State (AS 43.56).

TABLE 4
CONTINUED

FULL VALUE DETERMINATION
(As of January 1)

BOROUGHS / UNIFIED MUNICIPALITIES	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
KETCHIKAN GATEWAY	**819,271,400**	**0**	**819,271,400**
Ketchikan	438,590,300	0	438,590,300
Saxman	13,305,600	0	13,305,600
Other	367,375,500	0	367,375,500
KODIAK ISLAND	**645,143,800**	**0**	**645,143,800**
Akhiok	1,758,000	0	1,758,000
Kodiak	438,936,900	0	438,936,900
Larsen Bay	3,268,300	0	3,268,300
Old Harbor	5,787,400	0	5,787,400
Ouzinkie	3,245,100	0	3,245,100
Port Lions	6,969,600	0	6,969,600
Other	185,178,500	0	185,178,500
LAKE & PENINSULA	**60,371,500**	**0**	**60,371,500**
Chignik	8,709,200	0	8,709,200
Newhalen	3,602,800	0	3,602,800
Nondalton	3,804,400	0	3,804,400
Port Heiden	2,675,400	0	2,675,400
Other	41,579,700	0	41,579,700
MATANUSKA-SUSITNA	**1,811,103,500**	**2,452,990**	**1,813,556,490**
Houston	33,028,500	0	33,028,500
Palmer	104,192,300	0	104,192,300
Wasilla	228,384,700	0	228,384,700
Other	1,445,498,000	0	1,445,498,000
NORTH SLOPE (2)	**175,660,300**	**11,786,114,000**	**11,961,774,300**
Anaktuvuk Pass	1,588,000	0	1,588,000
Atqasuk	1,925,000	0	1,925,000
Barrow	49,341,100	0	49,341,100
Kaktovik	2,219,300	0	2,219,300
Nuiqsut	11,996,900	0	11,996,900
Point Hope	7,034,600	0	7,034,600
Wainwright	3,692,900	0	3,692,900
Other	97,862,500	0	97,862,500

TABLE 4
CONTINUED

FULL VALUE DETERMINATION
(As of January 1)

BOROUGHS / UNIFIED MUNICIPALITIES	AS 29.45 LOCAL TAXABLE FULL VALUE ($)	AS 43.56 STATE TAXABLE FULL VALUE ($) (OIL & GAS)	FULL VALUE DETERMINATION ($)
NORTHWEST ARCTIC	**142,713,800**	**0**	**142,713,800**
Ambler	3,469,100	0	3,469,100
Buckland	3,145,300	0	3,145,300
Deering	1,867,700	0	1,867,700
Kiana	5,051,900	0	5,051,900
Kivalina	3,388,600	0	3,388,600
Kobuk	1,102,900	0	1,102,900
Kotzebue	103,226,300	0	103,226,300
Noorvik	6,457,500	0	6,457,500
Selawik	7,930,700	0	7,930,700
Shungnak	2,963,300	0	2,963,300
Other	4,110,500	0	4,110,500
SITKA	**446,849,500**	**0**	**446,849,500**
CITIES			
BETHEL	181,980,500	0	181,980,500
CORDOVA	122,992,900	0	122,992,900
CRAIG	40,178,500	0	40,178,500
DELTA JUNCTION	27,731,800	0	27,731,800
DILLINGHAM	118,601,000	0	118,601,000
EAGLE	8,388,300	0	8,388,300
GALENA	19,585,100	0	19,585,100
HOONAH	21,586,000	0	21,586,000
HOOPER BAY	5,203,800	0	5,203,800
HYDABURG	9,024,100	0	9,024,100
KAKE	16,843,800	0	16,843,800
KLAWOCK	9,194,000	0	9,194,000
NENANA	16,186,800	0	16,186,800
NOME	137,990,000	0	137,990,000
PELICAN	10,440,800	0	10,440,800
PETERSBURG	162,441,900	0	162,441,900
ST. MARY'S	4,184,700	0	4,184,700
SKAGWAY	54,411,100	0	54,411,100
TANANA	11,511,900	0	11,511,900
UNALASKA	116,097,600	27,640	116,125,240
VALDEZ	139,680,300	1,230,690,600	1,370,370,900
WHITTIER	18,415,600	0	18,415,600
WRANGELL	110,198,000	0	110,198,000
YAKUTAT	19,792,100	0	19,792,100

TABLE 4
CONTINUED

FULL VALUE DETERMINATION
(As of January 1)

SUMMARY

	AS 29.45 LOCAL TAXABLE FULL VALUE	AS 43.56 STATE TAXABLE FULL VALUE (OIL & GAS)	FULL VALUE DETERMINATION
OUTSIDE TAXING JURISDICTIONS	$0	$2,983,179,780	$2,983,179,780
BOROUGHS / UNIFIED MUNICIPALITIES	$21,033,751,300	$12,933,669,910	$33,967,421,210
CITIES OUTSIDE BOROUGHS	$1,382,660,600	$1,230,718,240	$2,613,378,840
TOTAL	$22,416,411,900	$17,147,567,930	$39,563,979,830

★ *Excludes formula full value determinations for second class cities under 750 population.*

TABLE 4-A

COMPARISON OF FULL VALUE DETERMINATION

This is a three-year comparison of the Department's equalized full value figures including locally and state assessed property values in all boroughs and cities except second class cities located outide boroughs and not levying a property tax.

BOROUGHS/UNIFIED MUNICIPALITIES	1987 ($)	1988 ($)	% of Change '87 to '88	1989 ($)	% of Change '88 to '89
ALEUTIANS EAST	**N/A**	**80,224,800**	**N/A**	**87,528,600**	**9.10%**
ANCHORAGE	13,865,126,000	10,766,605,900	-22.35%	9,764,661,900	-9.31%
State Assessed	61,094,970	66,944,510	9.57%	72,060,510	7.64%
Total	**13,926,220,970**	**10,833,550,410**	**-22.21%**	**9,836,722,410**	**-9.20%**
BRISTOL BAY	**124,472,900**	**118,180,200**	**-5.06%**	**117,937,900**	**-0.21%**
FAIRBANKS NSB	3,886,652,800	3,132,222,400	-19.41%	2,846,892,000	-9.11%
State Assessed	572,999,370	538,654,860	-5.99%	551,439,900	2.37%
Total	**4,459,652,170**	**3,670,877,260**	**-17.69%**	**3,398,331,900**	**-7.42%**
HAINES	**101,691,900**	**112,613,100**	**10.74%**	**103,888,200**	**-7.75%**
JUNEAU	**1,522,969,100**	**1,353,312,100**	**-11.14%**	**1,247,450,700**	**-7.82%**
KENAI PENINSULA	3,391,999,000	3,034,589,600	-10.54%	2,764,278,200	-8.91%
State Assessed	509,188,830	487,144,680	-4.33%	521,602,510	7.07%
Total	**3,901,187,830**	**3,521,734,280**	**-9.73%**	**3,285,880,710**	**-6.70%**
KETCHIKAN GATEWY	**815,970,600**	**832,989,600**	**2.09%**	**819,271,400**	**-1.65%**
KODIAK ISLAND	**597,358,600**	**594,626,000**	**-0.46%**	**645,143,800**	**8.50%**
LAKE & PENINSULA	**N/A**	**N/A**	**0.00%**	**60,371,500**	**0.00%**
MAT-SU	2,898,478,300	2,285,576,600	-21.15%	1,811,103,500	-20.76%
State Assessed	4,199,140	4,413,580	5.11%	2,452,990	-44.42%
Total	**2,902,677,440**	**2,289,990,180**	**-21.11%**	**1,813,556,490**	**-20.81%**

TABLE 4-A
CONTINUED

COMPARISON OF FULL VALUE DETERMINATION

BOROUGHS/UNIFIED MUNICIPALITIES	1987 ($)	1988 ($)	% of Change '87 to '88	1989 ($)	% of Change '88 to '89
NORTH SLOPE	275,236,000	191,190,000	-30.54%	175,660,300	-8.12%
State Assessed	12,300,358,720	12,100,779,430	-1.62%	11,786,114,000	-2.60%
Total	12,575,594,720	12,291,969,430	-2.26%	11,961,774,300	-2.69%
NORTHWEST ARCTIC	187,481,500	158,046,000	-15.70%	142,713,800	-9.70%
SITKA	456,533,800	474,159,200	3.86%	446,[illegible]500	-5.76%
TOTAL	41,571,811,530	36,332,272,560	-12.60%	33,967,421,210	-6.51%

CITIES	1987 ($)	1988 ($)	% of Change '87 to '88	1989 ($)	% of Change '88 to '89
ANDERSON	10,421,800	11,365,700	9.06%	N/A	N/A
BETHEL	191,411,600	181,980,500	-4.93%	181,980,500	0.00%
CORDOVA	123,119,700	116,103,500	-5.70%	122,992,900	5.93%
CRAIG	38,651,800	38,783,800	0.34%	40,178,500	3.60%
DELTA JUNCTION	32,414,000	30,474,500	-5.98%	27,731,800	-9.00%
DILLINGHAM	119,778,300	121,551,200	1.48%	118,601,000	-2.43%
EAGLE	8,491,000	8,294,300	-2.32%	8,388,300	1.13%
GALENA	20,106,900	19,585,100	-2.60%	19,585,100	0.00%
HOONAH	22,764,000	22,722,100	-0.18%	21,586,000	-5.00%
HOOPER BAY	6,352,800	5,203,800	-18.09%	5,203,800	0.00%
HYDABURG	10,806,000	9,499,000	-12.10%	9,024,[illegible]00	-5.00%
KAKE	16,399,400	17,730,300	8.12%	16,843,800	-5.00%
KLAWOCK	11,524,600	9,677,900	-16.02%	9,194,000	-5.00%
NENANA	14,351,900	16,515,500	15.08%	16,186,800	-1.99%
NOME	151,306,500	140,082,900	-7.42%	137,990,000	-1.49%
PELICAN	10,756,700	10,655,300	-0.94%	10,440,800	-2.01%
PETERSBURG	176,931,400	173,084,000	-2.17%	162,441,900	-6.15%
ST. MARY'S	4,451,200	4,184,700	-5.99%	4,184,700	0.00%
SKAGWAY	52,206,200	55,458,400	6.23%	54,411,100	-1.89%
TANANA	11,755,200	11,511,900	-2.07%	11,511,900	0.00%
UNALAKLEET	20,700,200	20,345,500	-1.71%	N/A	N/A

TABLE 4-A
CONTINUED

COMPARISON OF FULL VALUE DETERMINATION

CITIES	1987 ($)	1988 ($)	% of Change '87 to '88	1989 ($)	% of Change '88 to '89
UNALASKA	95,338,700	96,500,600	1.22%	116,097,600	20.31%
State Assessed	438,580	68,140	-84.46%	27,640	-59.44%
Total	95,777,280	96,568,740	0.83%	116,125,240	20.25%
VALDEZ	170,040,400	143,116,500	-15.83%	139,680,300	-2.40%
State Assessed	1,395,294,400	1,314,014,820	-5.83%	1,230,690,600	-6.34%
Total	1,565,334,800	1,457,131,320	-6.91%	1,370,370,900	-5.95%
WHITTIER	21,109,700	18,775,900	-11.06%	18,415,600	-1.92%
State Assessed	279,960	0	-100.00%	0	0.00%
Total	21,389,660	18,775,900	-12.22%	18,415,600	-1.92%
WRANGELL	103,499,400	104,344,800	0.82%	110,198,000	5.61%
YAKUTAT	15,652,900	19,041,900	21.65%	19,792,100	3.94%

SUMMARY *

	1987 ($)	1988 ($)	% of Change '87 to '88	1989 ($)	% of Change '88 to '89
OUTSIDE TAXING JURISDICTIONS	**3,416,055,880**	**3,197,363,470**	**-6.40%**	**2,983,179,780**	**-6.70%**
BOROUGHS/UNIFIED MUNICIPALITIES	**41,571,811,530**	**36,332,272,560**	**-12.60%**	**33,967,421,210**	**-6.51%**
CITIES	**2,856,355,240**	**2,720,672,560**	**-4.75%**	**2,613,378,840**	**-3.94%**
TOTAL	**47,844,222,650** *	**42,250,308,590** *	**-11.69%**	**39,563,979,830** *	**-6.36%**

* Does not include any value for unincorporated areas of the state nor for second class cities that do not levy a property tax and are under 750 in population.

TABLE 5-A

Real Property Full Values

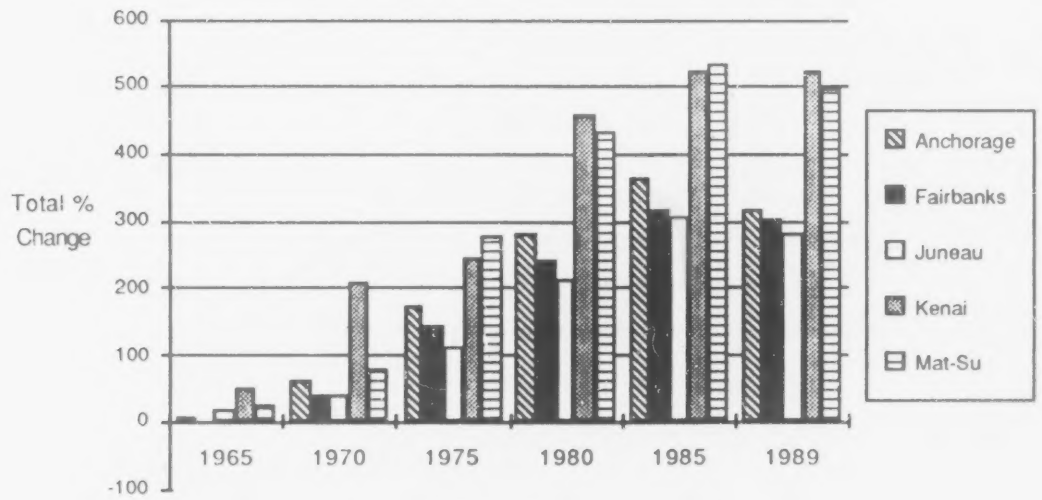
These graphs show the pattern of growth of real property full value for municipalities over the past 25 years. Oil and gas values aren't included.

In general, these graphs show an increase in real property values throughout Alaska. Recessions and economic recovery periods vary greatly from municipality to municipality.

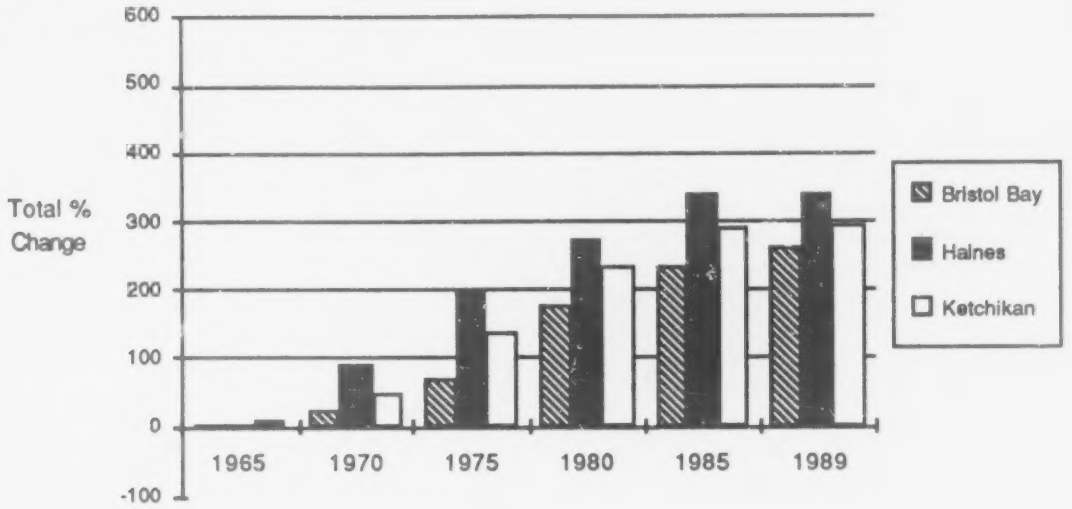
The cities of Eagle and Whittier only recently established a real property assessment roll; therefore, no significant growth pattern can be established for them.

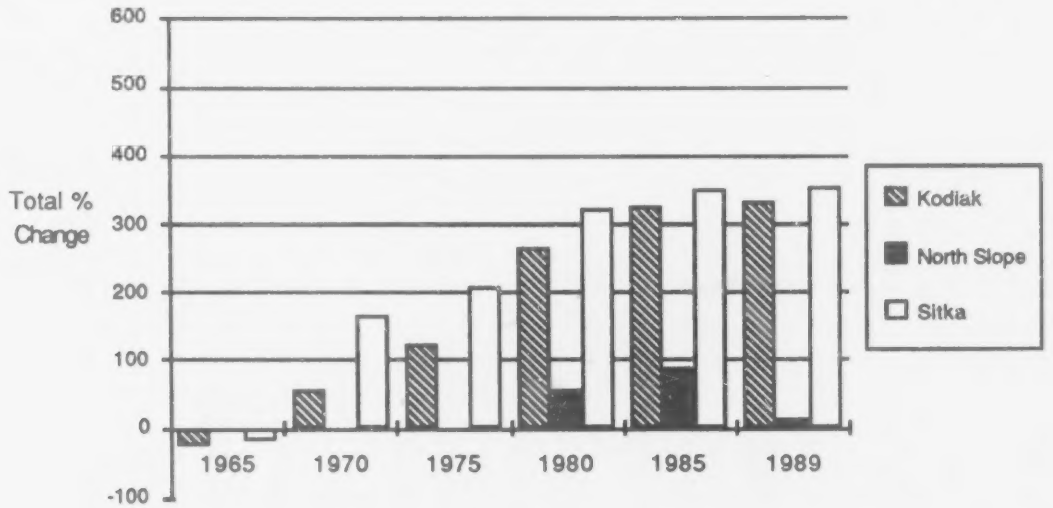
The biggest contrast is the difference of growth patterns between the City of Unalaska and the North Slope Borough. With the establishment of an intensive fisheries industry, Unalaska added value through new construction and property appreciation. On the other hand, the North Slope Borough, whose economy is tied to oil and gas activity, has a local real property tax base today nearly the same as it was in 1978.

Real Property Full Values 1964-1989
Boroughs
Populations of 20, 000 or more

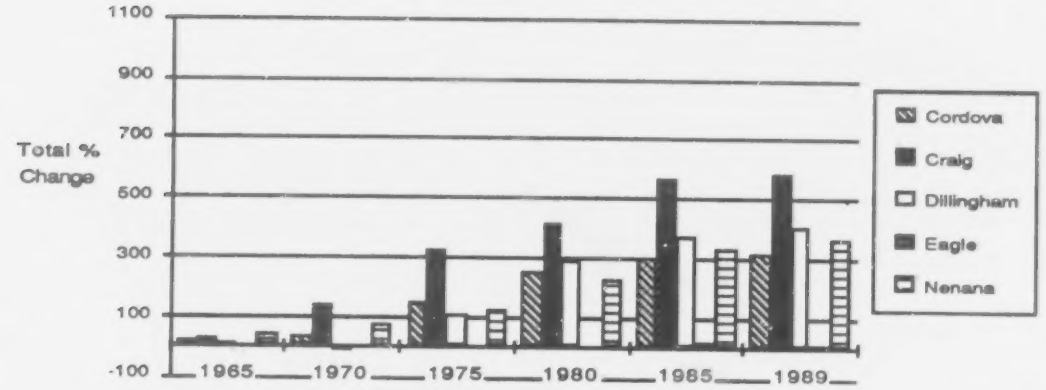


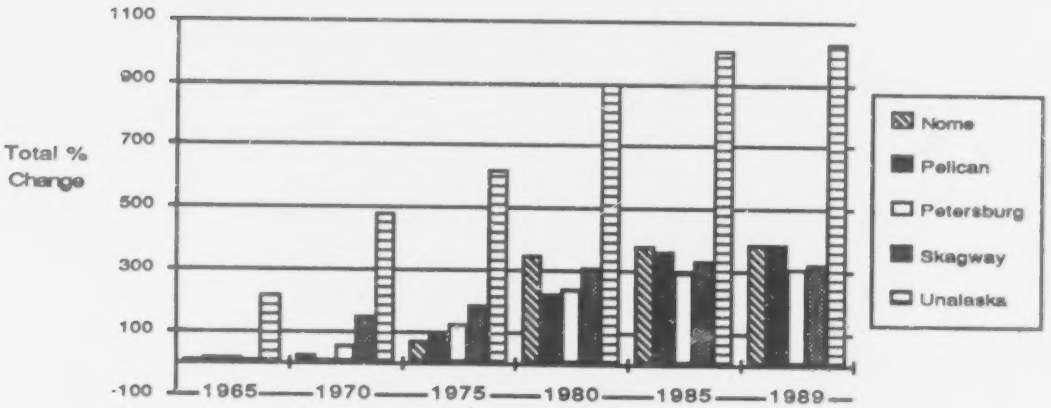
Real Property Full Values 1964-1989
Boroughs
Populations of less than 20, 000





Real Property Full Values 1964-1989
Cities





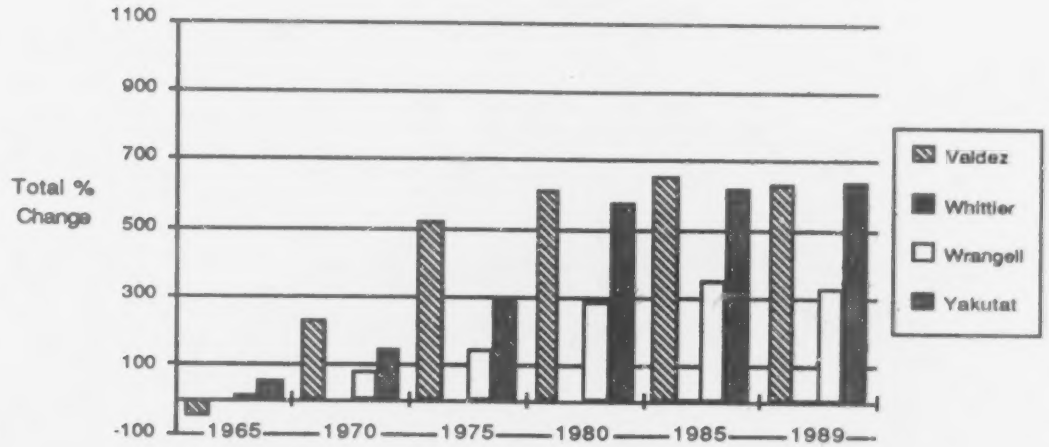


TABLE 5-B

This table summarizes the state's full and true value figures for the past ten years. The table shows annual percentage changes for locally and state assessed properties.

FULL VALUE DETERMINATION SUMMARY
TEN-YEAR HISTORY
1980 - 1989

JANUARY 1 YEAR	MUNICIPAL FULL VALUE * ($)	PERCENTAGE CHANGE	STATE ASSESSED FULL VALUE ($)	PERCENTAGE CHANGE	TOTAL FULL VALUE * ($)	PERCENTAGE CHANGE
1980	14,759,967,934		12,167,569,820		26,927,537,754	
1981	16,609,653,590	12.53%	13,170,632,680	8.24%	29,780,286,170	10.59%
1982	20,814,157,646	25.31%	14,412,781,170	9.43%	35,226,938,816	18.29%
1983	23,030,357,670	10.65%	16,060,037,180	11.43%	39,090,394,850	10.97%
1984	26,404,529,070	14.65%	18,605,238,540	15.85%	45,009,767,610	15.14%
1985	29,884,906,500	13.18%	19,030,331,400	2.28%	48,915,237,900	8.68%
1986	32,664,787,900	9.30%	19,551,019,700	2.74%	52,215,807,600	6.75%
1987	29,645,668,100	-9.24%	18,259,909,850	-6.60%	47,905,577,950	-8.25%
1988	24,540,925,100	-17.22%	17,709,383,490	-3.01%	42,250,308,590	-11.81%
1989	22,416,411,900	-8.66%	17,150,567,930	-3.16%	39,563,979,830	-6.36%

MUNICIPAL FULL VALUE: The full and true value of all assessed property taxable under local ordinance and state law (AS 29.45). Excludes property exempted by local option.

STATE ASSESSED FULL VALUE: The value of oil and gas, exploration, production, and pipeline transportation property as determined and certified by the Department of Revenue using standards defined in Alaska Statutes 43.56.

TOTAL FULL VALUE: The full and true value of all property taxable under Alaska Statutes 29.45 and 43.56 as determined by the Department of Community and Regional Affairs standards defined in Attorney General Opinion No. 18, 1962.

* Excludes formula full value determination for second class cities under 750 population.

TABLE 6

REAL PROPERTY STAFF STATISTICS - 1989

This table is informational only. Total number of parcels are real property parcels indicated by municipalities' 1989 certified assessment rolls. The number of appraisers are real property appraisers and the assessor. The assessment budget and cost per parcel are based on the total budget for the assessing department, including personal property appraisers, assessing clerks, drafting personnel, and employee benefits. In most cases, the cost per parcel reflects more than the cost of assessing real property.

Because the Bristol Bay Borough and all first class cities in the unorganized borough are appraised by contract assessors, they're not included.

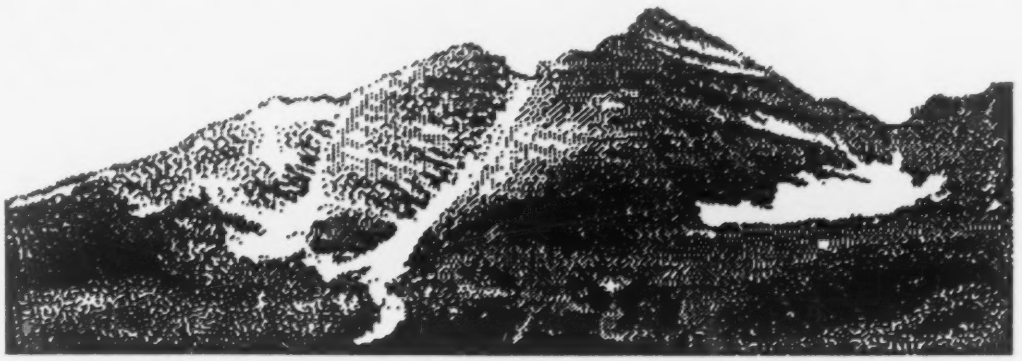
Borough/ Unifd Muni	# Real Property Appraisers Including Assessor	Total # Real Parcels	Est. Sq. Mi. Within Jurisdiction	Assessing Dept. 1989 Budget	Avg. # Parcels Per Appraiser	Cost Per Parcel	# Sq. Mi. Per Appraiser	Assessment Cycle
Anchorage	26	83,987	1,884	$2,509,700	3,230	$29.88	72	6-Year Cycle
Fairbanks	13	37,357	7,351	$1,056,330	2,874	$28.28	565	Annual
Haines	1	2,505	2,620	$47,650	2,505	$19.02	2,620	2-Year Cycle
Juneau	5	10,600	3,100	$369,000	2,120	$34.81	620	Annual
Kenai	7	55,150	14,697	$872,778	7,879	$15.83	2,100	2-Year Cycle
Ketchikan	4	6,145	1,250	$272,155	1,536	$44.29	313	4-Year Cycle
Kodiak	2	4,373	17,783	$159,481	2,187	$36.47	8,892	3-Year Cycle
Mat-Su	9	60,854	20,544	$1,046,659	6,762	$17.20	2,283	Annual
Sitka	1	3,532	7,927	$156,680	3,532	$44.36	7,927	3-Year Cycle

TABLE 7

1989 CONTRACT REVALUATION COSTS

MUNICIPALITY	CONTRACTOR	CONTRACT AMOUNT	REAL PROP PARCELS	PER PARCEL AMOUNT	SCOPE OF WORK
BRISTOL BAY	Appraisal Company of Alaska	$16,000	673	$23.77	Update (Real)
CORDOVA	Appraisal Company of Alaska	$56,000 (over 4 yrs.)	718	$19.50	Complete (Real)
CRAIG	Horan, Corak & Company	$27,800	577	$48.18	Complete (Real)
DILLINGHAM	Appraisal Company of Alaska	$13,000	745	$17.45	Update (Real)
NOME	Appraisal Company of Alaska	$18,300	1,514	$12.09	Update (Real)
PELICAN	Horan, Corak & Company	$1,000	93	$10.75	2-Year Cycle
PETERSBURG	Horan, Corak & Company	$45,000	1,661	$27.09	2-Year Cycle
SKAGWAY	Horan, Corak & Company	$11,000	574	$19.16	Update (Real)
UNALASKA	Appraisal Compan of Alaska	$25,000	595	$42.02	Update (Real)
VALDEZ	Appraisal Company of Alaska	$18,500	1,513	$12.23	Update (Real)
WHITTIER	Appraisal Company of Alaska	$8,000	424	$18.87	Complete (Real)
WRANGELL	Howard Pomtier	$20,000	+/- 1,250	$16.00	2-Year Cycle
YAKUTAT	Garrett Waldner	$8,000	280	$28.57	Update (Real)

Chapter 4



Revenue Statistics

Municipal Taxation
Property and Sales Tax Rates

Municipal Revenue Projections

TABLE 8

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

Property tax rates are reported in terms of a mill. Rates of tax levied are listed in Table 8 for all municipalities. The areawide taxes are listed first, then the tax code areas (cities and service areas) are listed. To find the total taxes for an area, the areawide tax levy and service area/city tax levy should be added together. *Note: Some municipalities service areas may be excluded from Table 8.*

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE (Unified Home Rule)			
Areawide Mill rates:			
General Government	1.51	1.79	2.59
Education	5.41	6.46	7.17
TOTAL	**6.92**	**8.25**	**9.76**
Anchorage (SA)			
Area Levy	0.35	0.49	0.46
Fire	1.30	1.68	1.58
Roads	1.59	2.10	2.46
Police	2.64	3.17	3.71
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**6.47**	**8.16**	**8.86**
Bear Valley (SA) [1]			
Limited Road Service			1.93
TOTAL			**1.93**
Birchtree/Elmore (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.00	1.00	1.00
TOTAL	**2.89**	**3.40**	**3.23**
Campbell Airstrip (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.07	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	0.50	0.50	0.46
TOTAL	**2.39**	**2.27**	**2.69**
Canyon Road (SA)			
Fire	1.30	1.68	1.58
Roads	1.16	1.89	2.00
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**3.05**	**4.29**	**4.23**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE - continued			
Chugiak RRS (SA)			
Fire	0.50	0.43	0.61
Rural Road Service	0.50	0.50	0.48
Police	2.64	3.17	3.71
Parks & Recreation	0.49	0.50	0.48
TOTAL	**4.13**	**4.60**	**5.28**
Eagle River RRS (SA)			
Fire	1.30	1.68	1.58
Rural Roads	0.50	0.50	0.48
Police	2.64	3.17	3.71
Parks & Recreation	0.49	0.50	0.48
TOTAL	**4.93**	**5.85**	**6.25**
Eagle River Valley RRS (SA)			
Police	2.64	3.17	3.71
Parks & Recreation	0.49	0.50	0.48
Rural Road Service	0.50	0.50	0.48
TOTAL	**3.63**	**4.17**	**4.67**
Eagle River Hgts. North TD '89 (SA) [1]			
Area Levy			0.19
Fire			1.58
Police			3.71
Parks & Recreation			0.48
Rural Road Service			0.48
Street Lights			0.50
TOTAL			**6.94**
Eagle River Street Lights (SA) [1]			
Fire			1.58
Police			3.71
Parks & Recreation			0.48
Rural Road Service			0.48
Street Lights			0.50
TOTAL			**6.75**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE - continued			
Eagle River Street Lights [1]			
/w Chugach Fire (SA)			
Fire			0.61
Police			3.71
Parks & Recreation			0.48
Rural Road Service			0.48
Street Lights			0.50
TOTAL			**5.78**
Eaglewood Cont. RSA [1]			
Fire			1.58
Police			3.71
Parks & Recreation			0.48
Rural Road Service			0.10
TOTAL			**5.77**
Girdwood (SA)			
Area Levy	2.00	2.16	1.96
TOTAL	**2.00**	**2.16**	**1.96**
Gateway Cont. RSA [1]			
Police			3.71
Parks & Recreation			0.48
Rural Road Service			0.08
TOTAL			**4.27**
Glen Alps (SA)			
Roads	1.16	1.89	2.00
TOTAL	**1.16**	**1.89**	**2.00**
Hillside (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**1.89**	**2.40**	**2.23**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE - continued			
Huffman Hills (SA)			
Fire	1.30	1.68	1.58
Roads - ARDSA	1.59	2.10	2.46
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**3.48**	**4.50**	**4.69**
Mt. Park Est. LRS (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.00	1.00	1.00
TOTAL	**2.89**	**3.40**	**3.23**
Mt. Park/Robin Hills LRS (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.00	1.30	1.30
TOTAL	**2.89**	**3.70**	**3.53**
Meadowbrook Tax Debt '89 (SA) [1]			
Area levy			0.29
Fire			1.58
Police			3.71
Parks & Recreation			0.48
Street Lights			0.50
Rural Roads			0.48
TOTAL			**7.04**
Ocean View (SA)			
Fire	1.30	1.68	1.58
Roads	1.81	2.36	2.63
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**3.70**	**4.76**	**4.86**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE - continued			
Ocean View East (SA)			
Fire	1.30	1.68	1.58
Roads	1.59	2.10	2.46
Police	2.60	3.17	3.71
Parks and Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**6.08**	**7.67**	**8.40**
Rabbit Creek View (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Safety	1.00	1.00	1.00
TOTAL	**2.89**	**3.40**	**3.23**
Rabbit Creek View w/o Fire (SA)			
Limited Road Service	1.00	1.00	1.00
TOTAL	**1.00**	**1.00**	**1.00**
Raven Woods/Bubbling Brook (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.00	1.00	0.80
TOTAL	**2.89**	**3.40**	**3.03**
Sequoia Estates (SA) [1]			
Fire			1.58
Parks & Recreation			0.63
Building Safety			0.02
Limited Road Service			1.50
TOTAL			**3.73**
Sky Ranch Estates (SA)			
Fire	1.30	1.68	1.58
Parks and Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.30	1.30	1.30
TOTAL	**3.19**	**3.70**	**3.53**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE - continued			
South Goldenview (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	0.75	0.75	0.75
TOTAL	**2.64**	**3.15**	**2.98**
Spenard (SA)			
Fire	1.30	1.68	1.58
Roads	1.81	2.36	2.63
Police	2.64	3.17	3.71
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
TOTAL	**6.34**	**7.93**	**8.57**
Stuckagain Heights w/ (SA)			
Fire	1.30	1.68	1.58
Limited Road Service	0.50	0.50	0.46
TOTAL	**1.80**	**2.18**	**2.04**
Talus West			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	0.40	0.80	
TOTAL	**2.29**	**3.20**	**2.23**
Upper Grove (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.00	1.00	1.00
TOTAL	**2.89**	**3.40**	**3.23**
Upper O'Malley (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.50	1.50	1.48
TOTAL	**3.39**	**3.90**	**3.71**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MUNICIPALITY OF ANCHORAGE - continued			
Valli Vue Estate (SA)			
Fire	1.30	1.68	1.58
Parks & Recreation	0.57	0.70	0.63
Building Safety	0.02	0.02	0.02
Limited Road Service	1.00	1.40	1.40
TOTAL	**2.89**	**3.80**	**3.63**
View Point (SA)			
Roads	1.59	2.10	2.46
TOTAL	**1.59**	**2.10**	**2.46**
BRISTOL BAY BOROUGH (Second Class)			
General Government			0.60
Education	5.00	5.00	4.40
TOTAL	**5.00**	**5.00**	**5.00**
FAIRBANKS NORTH STAR BOROUGH (Second Class)			
Areawide Mill rates:			
General Government	3.41	2.84	3.14
Education	6.29	8.34	8.61
TOTAL	**9.69**	**11.18**	**11.76**
Non-areawide Mill rates:			
Economic Development	0.05	0.05	0.07
Emergency Services	0.27	0.32	0.44
Solid Waste	0.51	0.69	0.49
TOTAL	**0.82**	**1.07**	**1.00**
City of Fairbanks (Hm Rule)			
General Government	2.80	2.80	7.00
TOTAL	**2.80**	**2.80**	**7.00**
City of North Pole (Hm Rule)			
General Government	2.00	2.00	2.00
TOTAL	**2.00**	**2.00**	**2.00**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Air Park (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Airway (SA)			
Roads	1.30	1.17	1.14
Fire (NSFD)	1.00	1.00	1.22
TOTAL	**2.30**	**2.17**	**2.36**
Arctic Fox (SA)			
Roads	0.66	0.77	0.83
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.66**	**1.77**	**2.00**
Aztec (SA)			
Roads	1.33	1.50	1.66
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.33**	**2.50**	**2.82**
Ballaine Lake			
Roads	1.00	0.98	5.49
Fire (UFD)	1.50	1.85	1.99
Sewer and Water	5.00	5.12	1.08
TOTAL	**7.50**	**7.94**	**8.55**
Becker Ridge (SA)			
Fire (CGSF)	0.60		
TOTAL	**0.60**		
Becker Ridge w/Fire (SA)			
Fire		1.76	1.92
TOTAL		**1.76**	**1.92**
Birch Hill w/Fire (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Borda (SA)			
Roads	0.65	0.66	0.70
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.65**	**1.66**	**1.87**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Brookside (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Chena Goldstream Fire (SA)			
Fire	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
Chena Marina (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
Chena Spur (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
College (SA)			
Roads	1.00	1.00	1.29
Fire (UFD)	1.50	1.85	1.99
TOTAL	**2.50**	**2.85**	**3.28**
College Hills (SA)			
Fire (UFD)	1.50	1.85	1.99
TOTAL	**1.50**	**1.85**	**1.99**
Cooper Estates (SA)			
Roads	1.00		1.53
Fire (NFSD)	1.00		1.16
TOTAL	**2.00**		**2.69**
Cordes (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
Cripple Creek (SA)			
Fire (EVF)	1.00	1.09	1.21
TOTAL	**1.00**	**1.09**	**1.21**
Cripple Creek #2 (SA) [1]			
Fire (EVF)			1.92
TOTAL			**1.92**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Deep Forest (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Diane (SA)			
Roads	0.30	0.32	0.34
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.30**	**1.32**	**1.50**
Ester Lump (SA)			
Roads	1.00	0.95	1.07
Fire (EVF)	1.00	1.09	1.21
TOTAL	**2.00**	**2.04**	**2.28**
Ester Volunteer Fire (SA)			
Fire	1.00	1.00	
TOTAL	**1.00**	**1.00**	
Fairfields (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Fairhill w/Fire (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Garden (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Goldstream Alaska (SA)			
Fire	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
Gorden (SA)			
Roads	1.00	1.13	1.24
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.00**	**2.13**	**2.40**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Granola Estates (SA)			
Roads	1.00	1.08	1.09
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.00**	**2.08**	**2.25**
Grieme Road (SA)			
Roads	2.97	2.97	1.00
TOTAL	**2.97**	**2.97**	**1.00**
Haystack (SA)			
Roads	2.00	1.57	1.70
TOTAL	**2.00**	**1.57**	**1.70**
Hopeless Road (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Jennifer Drive (SA)			
Roads	0.50	0.54	0.59
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**2.10**	**2.30**	**2.51**
Jones Road (SA)			
Roads	0.22	0.22	0.24
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.82**	**1.98**	**2.16**
Joy Drive (SA)			
Roads	1.00	1.22	1.37
Fire (NFSD)	1.00	1.00	1.16
TOTAL	**2.00**	**2.22**	**2.53**
Keeney Road (SA)			
Roads	0.50	0.50	0.56
Fire (NFSD)	1.00	1.00	1.16
TOTAL	**1.50**	**1.50**	**1.72**
Kendall (SA)			
Roads	0.41	0.47	0.51
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.41**	**1.47**	**1.67**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Keystone (SA)			
Roads	2.00	1.80	1.49
TOTAL	**2.00**	**1.80**	**1.49**
Kris Kringle (SA)			
Roads	0.70	0.78	0.85
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.70**	**1.78**	**2.01**
Lakloey Hill (SA)			
Roads	1.00	1.08	1.20
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.00**	**2.08**	**2.36**
Lee Lane (SA)			
Roads	1.04	1.20	1.30
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.04**	**2.20**	**2.46**
McCloud (SA)			
Roads	5.00	5.21	5.88
TOTAL	**5.00**	**5.21**	**5.88**
McGrath Estates (SA)			
Roads	0.73	0.68	0.71
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.63**	**1.86**	**1.92**
McKinley View (SA)			
Roads	1.50	0.68	1.50
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**2.40**	**1.86**	**2.72**
Mellow Woods (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Miller Hill Extension (SA)			
Roads	2.60	1.23	1.38
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**4.20**	**2.99**	**3.30**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Moose Creek (SA)			
Roads	0.20	0.21	0.24
Fire	0.80	0.80	0.91
TOTAL	**1.00**	**1.01**	**1.15**
Moose Meadows (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Mountain View (SA)			
Roads	0.15	0.16	0.17
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.05**	**1.34**	**1.39**
Musk Ox (SA)			
Roads	1.00	1.06	1.17
Fire (UFD)	1.50	1.85	1.99
TOTAL	**2.50**	**2.91**	**3.16**
Newby Park (SA)			
Fire(NFSD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
North Ridge (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
North Star Fire (SA)			
Fire	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Old Wood Road (SA)			
Roads		0.99	1.16
Fire(EVF)		1.09	1.21
TOTAL		**2.08**	**2.36**
Our (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Parkridge (SA)			
Fire (EVF)	1.00	1.00	1.21
TOTAL	**1.00**	**1.00**	**1.21**
Peede Country Estate (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Pine Stream (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Pleasure Land (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Polar Heights (SA)			
Roads	0.50	0.46	0.55
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.40**	**1.64**	**1.77**
Prospect Park (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Reed Acres (SA)			
Roads	1.00	0.98	1.08
Fire (SVFD)	1.50	1.85	1.99
TOTAL	**2.50**	**2.83**	**3.07**
Ridgecrest (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
Salchaket Heights (SA)			
Roads	4.62	3.05	3.51
TOTAL	**4.62**	**3.05**	**3.51**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Scenic Heights (SA)			
Fire (UFD)	1.50	1.85	1.99
TOTAL	**1.50**	**1.85**	**1.99**
Seavy (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Serendipity Hill (SA)			
Fire (EVF)	1.00	1.09	1.21
TOTAL	**1.00**	**1.09**	**1.21**
Sexburg (Chena Hills) (SA)			
Roads	0.50	0.51	0.57
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**2.10**	**2.27**	**2.50**
Six Mile Village (SA)			
Roads	1.00	1.11	1.25
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.00**	**2.11**	**2.41**
Smallwood Trail (SA)			
Roads	0.54	0.56	0.63
TOTAL	**0.54**	**0.56**	**0.63**
Smith Ranch (SA)			
Fire (CGSF)	1.50	1.85	1.99
TOTAL	**1.50**	**1.85**	**1.99**
Spinach Creek (SA)			
Fire (CGSF)	1.50	1.76	1.92
TOTAL	**1.50**	**1.76**	**1.92**
Spring Glade (SA)			
Fire (UFD)	1.50	1.85	1.99
TOTAL	**1.50**	**1.85**	**1.99**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Spring Glade #2 (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Spruce Acres (SA)			
Roads	1.00	1.11	1.29
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**2.00**	**2.11**	**2.45**
Steamboat Landing (SA)			
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.00**	**1.00**	**1.16**
Steese Volunteer Fire (SA)			
Roads			1.22
Fire	0.90	1.18	
TOTAL	**0.90**	**1.18**	**1.22**
Summerwood (SA)			
Roads	1.00	0.98	1.05
TOTAL	**1.00**	**0.98**	**1.05**
Summerwood w/Fire (SA)			
Roads	1.00	0.98	1.05
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.90**	**2.16**	**2.26**
Summit Drive (SA)			
Roads	1.00	0.96	1.02
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.90**	**2.14**	**2.23**
Sunny Hills Terrace (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Sunrise (SA)			
Roads	2.00	1.93	2.29
Fire (UFD)	1.50	1.85	1.99
TOTAL	**3.50**	**3.78**	**4.28**
Tan Tera (SA)			
Roads	1.00	1.00	1.04
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.90**	**2.18**	**2.26**
Timberland (SA)			
Roads	0.60	0.63	0.70
Fire (NSFD)	1.00	1.00	1.16
TOTAL	**1.60**	**1.63**	**1.86**
Tungsten (SA)			
Roads	2.00	1.92	1.89
TOTAL	**2.00**	**1.92**	**1.89**
Ullrhaven (SA)			
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**1.60**	**1.76**	**1.92**
University Fire (SA)			
Fire	1.50	1.85	1.99
TOTAL	**1.50**	**1.85**	**1.99**
University Heights (SA)			
Roads	1.50	1.53	1.68
Fire (UFD)	1.50	1.85	1.99
TOTAL	**3.00**	**3.38**	**3.66**
University West St. Lights (SA)			
Roads	1.00	0.45	0.53
Fire (UFD)	1.50	1.85	1.99
Street Lights	0.40	1.16	1.29
TOTAL	**2.90**	**3.47**	**3.81**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
FAIRBANKS NORTH STAR BOROUGH - continued			
Vienna Wood (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Viewpointe (SA)			
Roads	1.00	1.00	1.10
Fire (UFD)	1.50	1.85	1.99
TOTAL	**2.50**	**2.85**	**3.08**
Violet Drive (SA)			
Roads	1.00	1.02	1.13
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**1.90**	**2.20**	**2.35**
Vista Gold (SA)			
Roads	2.52	2.42	2.57
TOTAL	**2.52**	**2.42**	**2.57**
Vista Gold w/Fire (SA)			
Roads	2.52	2.42	2.57
Fire (CGSF)	1.60	1.76	1.92
TOTAL	**4.12**	**4.18**	**4.49**
Vue Crest (SA)			
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**0.90**	**1.18**	**1.22**
Wildview Acres (SA)			
Roads	2.00	2.07	2.32
Fire (SVFD)	0.90	1.18	1.22
TOTAL	**2.90**	**3.25**	**3.54**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
HAINES BOROUGH (Third Class)			
Areawide Mill Rates:			
Education	5.00	5.50	4.00
TOTAL	**5.00**	**5.50**	**4.00**
Haines (First Class)			
General Government	9.50	9.50	8.50
TOTAL	**9.50**	**9.50**	**8.50**
Fire District I (SA)			
Fire	2.00	2.00	2.20
TOTAL	**2.00**	**2.00**	**2.20**
Fire District II (SA)			
Fire	2.00	1.90	2.00
TOTAL	**2.00**	**1.90**	**2.00**
Fire District III (SA)			
Fire	3.40	3.30	3.20
TOTAL	**3.40**	**3.30**	**3.20**
CITY AND BOROUGH OF JUNEAU (Unified Home Rule)			
Areawide Mill Rates:			
General Government	2.18	6.38	3.95
Education	6.80	4.73	8.80
TOTAL	**8.98**	**11.11**	**12.75**
Auke Bay (SA)			
Other	2.21		
Fire		0.32	0.75
TOTAL	**2.21**	**0.32**	**0.75**
Douglas (SA)			
Other	2.10		0.13
Fire		1.10	
TOTAL	**2.10**	**1.10**	**0.13**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
CITY AND BOROUGH OF JUNEAU - continued			
Glacier Valley (SA)			
Other	1.67		
Fire		0.64	0.73
TOTAL	**1.67**	**0.64**	**0.73**
Juneau (SA)			
Other	0.90		0.65
Fire		0.47	
TOTAL	**0.90**	**0.47**	**0.65**
Lynn Canal (SA)			
Other	1.87		
Fire		0.43	0.22
TOTAL	**1.87**	**0.43**	**0.22**
North Douglas (SA)			
Other	1.86		
Fire		1.06	0.26
TOTAL	**1.86**	**1.06**	**0.26**
Rural Off Roads (SA)			
Other	0.87		
TOTAL	**0.87**		
Salmon Creek (SA)			
Other	1.69		
Fire		0.92	0.96
TOTAL	**1.69**	**0.92**	**0.96**
KENAI PENINSULA BOROUGH (Second Class)			
Areawide Mill Rates:			
Education	5.75	5.75	5.75
TOTAL	**5.75**	**5.75**	**5.75**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
KENAI PENINSULA BOROUGH - continued			
Homer (First Class)			
General Government	5.00	5.00	5.00
Hospital	2.31	1.90	2.25
TOTAL	**7.31**	**6.90**	**7.25**
Kachemak (Second Class)			
General Government	2.00	2.00	2.00
Hospital	2.31	1.90	2.25
TOTAL	**4.31**	**3.90**	**4.25**
Kenai (Home Rule)			
General Government	2.70	2.70	2.70
Hospital	0.70	0.70	0.80
TOTAL	**3.40**	**3.40**	**3.50**
Seldovia (First Class)			
General Government	7.00	7.00	7.00
TOTAL	**7.00**	**7.00**	**7.00**
Seward (Home Rule)			
General Government	5.00	6.00	6.00
TOTAL	**5.00**	**6.00**	**6.00**
Soldotna (First Class)			
General Government	3.50	3.50	3.50
Hospital	0.70	0.70	0.80
EMS	0.63	0.63	1.00
TOTAL	**4.83**	**4.83**	**5.30**
Anchor Pt. Fire & Emergency (SA)			
Hospital	2.31	1.90	2.25
Fire	2.00	1.64	1.64
TOTAL	**4.31**	**3.54**	**3.89**
Bear Creek Fire (SA)			
Fire	2.75	1.80	1.80
TOTAL	**2.75**	**1.80**	**1.80**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
KENAI PENINSULA BOROUGH - continued			
Central Peninsula Roads (SA)			
Hospital	0.70	0.70	0.80
EMS	0.63	0.63	1.00
TOTAL	**1.33**	**1.33**	**1.80**
Central Peninsula Roads (South) (SA)			
Hospital	2.31	1.90	2.25
EMS	0.63	0.63	1.00
TOTAL	**2.94**	**2.53**	**3.25**
Kalifonsky Fire (SA)			
Hospital	0.70	0.70	0.80
EMS	0.63	0.63	1.00
Fire	1.70	1.70	2.00
TOTAL	**3.03**	**3.03**	**3.80**
Nikiski Fire (SA)			
Hospital	0.70	0.70	0.80
Recreation	0.38	0.38	0.46
Fire	1.58	1.58	1.68
TOTAL	**2.66**	**2.66**	**2.94**
North Peninsula Recreation (SA)			
Hospital	0.70	0.70	0.80
EMS	0.63	0.63	1.00
Recreation	0.38	0.38	0.46
TOTAL	**1.71**	**1.71**	**2.26**
North Peninsula Roads (SA)			
Hospital	0.70	0.70	0.80
TOTAL	**0.70**	**0.70**	**0.80**
North Peninsula Roads (South) (SA)			
Hospital	2.31	1.90	2.25
TOTAL	**2.31**	**1.90**	**2.25**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
KENAI PENINSULA BOROUGH - continued			
Ridgeway/Sterling Fire (SA)			
Hospital	0.70	0.70	0.80
EMS	0.63	0.63	1.00
Fire	1.35	1.35	1.35
TOTAL	**2.68**	**2.68**	**3.15**
South Hospital (SA)			
Hospital	2.31	1.90	2.25
TOTAL	**2.31**	**1.90**	**2.25**
South Peninsula Roads (SA)			
Hospital	2.31	1.90	2.25
TOTAL	**2.31**	**1.90**	**2.25**
KETCHIKAN GATEWAY BOROUGH (Second Class)			
Areawide Mill Rates:			
General Government	1.60	1.10	1.12
Education	4.10	4.28	4.04
TOTAL	**5.70**	**5.38**	**5.16**
Ketchikan (Home Rule)			
General Government	10.70		
Police		1.94	2.26
Fire		1.27	1.50
Public Works		1.06	1.11
Other		4.55	4.77
TOTAL	**10.70**	**8.82**	**9.64**
Saxman (Second Class)			
Public Works			0.84
Other	0.30	0.62	
TOTAL	**0.30**	**0.62**	**0.84**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
KETCHIKAN GATEWAY BOROUGH			
Mountain Point (SA)			
Fire			1.00
Public Works			1.69
Library	0.60	0.60	
Other		1.47	
TOTAL	**0.60**	**2.07**	**2.69**
Mud Bright (SA)			
Public Works	7.50	5.00	5.00
Library	0.60		
Other		1.47	1.69
TOTAL	**8.10**	**6.47**	**6.69**
Shoreline (SA)			
Fire	0.50	0.50	0.50
Library	0.60		
Other		1.47	1.69
TOTAL	**1.10**	**1.97**	**2.19**
South End Fire District (SA)			
Fire	1.00	1.00	1.00
Library	0.60		
Other		1.47	1.69
TOTAL	**1.60**	**2.47**	**2.69**
Waterfall Subdivision (SA) [2]			
Public Works		6.00	
TOTAL		**6.00**	
KODIAK ISLAND BOROUGH (Second Class)			
Areawide Mill Rates:			
Education	4.51	4.50	4.50
TOTAL	**4.51**	**4.50**	**4.50**
Kodiak (Home Rule)			
General Government	2.00	2.00	2.00
TOTAL	**2.00**	**2.00**	**2.00**

[2] Formed in 1988.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
KODIAK ISLAND BOROUGH - continued			
Bayview Road Service District (SA)			
Fire		1.50	1.25
Roads	1.00	1.00	1.00
TOTAL	**1.00**	**2.50**	**2.25**
Bells Flat/Russian Creek Fire & Road (SA)			
Fire	0.25	0.25	
Roads	0.50	1.50	
TOTAL	**0.75**	**1.75**	
Miller Pt./Spruce Cape Fire & Road (SA)			
Fire	1.50	1.50	
Roads	0.25	0.25	
TOTAL	**1.75**	**1.75**	
Mill Bay (SA) [1]			
Fire			1.25
Roads			0.70
TOTAL			**1.95**
Monashka Bay Fire (SA)			
Fire	1.50	1.50	1.25
TOTAL	**1.50**	**1.50**	**1.25**
Monashka Bay Fire & Road (SA)			
Fire	1.50	1.50	
Roads	2.00	2.00	
TOTAL	**3.50**	**3.50**	
Mountain View (SA) [1]			
Fire			1.25
Roads			2.00
TOTAL			**3.25**
Womens Bay (SA) [1]			
Fire			1.25
Roads			1.50
TOTAL			**2.75**

[1] Formed in 1989.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX 1987	1988	1989
MATANUSKA-SUSITNA BOROUGH (Second Class)			
Areawide Mill Rates:			
Education	5.30	6.87	9.20
TOTAL	**5.30**	**6.87**	**9.20**
Non Areawide Mill Rates:			
General Government	0.50	0.75	1.66
TOTAL	**0.50**	**0.75**	**1.66**
Palmer (Home Rule)			
General Government	4.00	4.00	4.00
TOTAL	**4.00**	**4.00**	**4.00**
Wasilla (First Class)			
General Government	0.75	2.00	3.30
Fire	0.70	0.70	0.70
TOTAL	**1.45**	**2.70**	**4.00**
Big Lake (SA)			
Fire	1.00	1.30	1.30
TOTAL	**1.00**	**1.30**	**1.30**
Butte Fire (SA)			
Fire	0.80	0.80	1.20
TOTAL	**0.80**	**0.80**	**1.20**
Fishhook Fire (SA)			
Fire	1.20	1.20	1.30
TOTAL	**1.20**	**1.20**	**1.30**
Garden Terrace (SA)			
Fire	0.70	0.70	0.70
Other	2.50	2.50	3.14
TOTAL	**3.20**	**3.20**	**3.84**
Greater Palmer Fire (SA)			
Fire	0.70	0.70	0.70
TOTAL	**0.70**	**0.70**	**0.70**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
MATANUSKA-SUSITNA BOROUGH - continued			
Lakes Fire (SA)			
Fire	1.30	1.30	1.30
TOTAL	**1.30**	**1.30**	**1.30**
Meadow Lakes Fire (SA)			
Fire	0.80	0.80	0.90
TOTAL	**0.80**	**0.80**	**0.90**
Sutton Fire (SA)			
Fire	2.00	2.00	2.30
TOTAL	**2.00**	**2.00**	**2.30**
Talkeetna Fire (SA)			
Fire	1.00	1.00	1.20
TOTAL	**1.00**	**1.00**	**1.20**
Talkeetna Fire (Water & Flood Control) (SA)			
Fire	1.00	1.00	1.20
TOTAL	**1.00**	**1.00**	**1.20**
Talkeetna Fire (Water & Sewer) (SA) [2]			
Fire		1.00	1.20
TOTAL		**1.00**	**1.20**
Wasilla Fire (SA)			
Fire	0.70	0.70	0.70
TOTAL	**0.70**	**0.70**	**0.70**
Willow Fire (SA)			
Fire	1.00	1.00	1.00
TOTAL	**1.00**	**1.00**	**1.00**

[2] Formed in 1988.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
NORTH SLOPE BOROUGH ** (Home Rule)			
General Government		1.59	0.01
Education	2.82	4.02	1.33
Other	15.55	12.77	17.04
TOTAL	**18.37**	**18.37**	**18.37**
CITY AND BOROUGH OF SITKA (Unified Home Rule)			
Areawide Mill Rates:			
General Government	2.43	2.43	3.00
Education	2.43	2.43	3.00
TOTAL	**4.85**	**4.85**	**6.00**

** See "Explanation of Millage Rates" on page 73.

TABLE 8

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
CORDOVA (Home Rule)			
Education/General Govmt	2.96	6.08	7.13
Swimming Pool	0.04	1.82	1.83
TOTAL	**3.00**	**7.90**	**8.96**
CRAIG (First Class)			
General Government	6.00	6.00	6.00
TOTAL	**6.00**	**6.00**	**6.00**
DILLINGHAM (First Class)			
General Government	3.00	3.00	3.00
TOTAL	**3.00**	**3.00**	**3.00**
EAGLE (Second Class)			
General Government	1.00	1.00	1.00
TOTAL	**1.00**	**1.00**	**1.00**
NENANA (First Class)			
General Government	9.00	9.12	9.00
TOTAL	**9.00**	**9.12**	**9.00**
NOME (First Class)			
General Government	7.50	7.50	8.00
TOTAL	**7.50**	**7.50**	**8.00**
PELICAN (First Class)			
General Government	2.86	2.43	2.90
Education	0.26	0.92	1.12
Public Health	1.10	0.28	0.29
Public Works	0.53	0.68	0.51
Fire	0.14	0.19	0.23
Public Safety	0.14	0.21	0.25
Harbor	0.47	0.79	0.20
TOTAL	**5.50**	**5.50**	**5.50**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
PETERSBURG (Home Rule)			
Tax Zone I			
General Government	10.00	10.00	10.00
TOTAL	**10.00**	**10.00**	**10.00**
Tax Zone II			
General Government	8.00	8.00	8.00
TOTAL	**8.00**	**8.00**	**8.00**
Tax Zone III			
General Government	8.00	5.00	5.00
TOTAL	**8.00**	**5.00**	**5.00**
SKAGWAY (First Class)			
Areawide Mill Rates:			
Education	2.50		1.81
TOTAL	**2.50**		**1.81**
Tax Zone I			
General Government	5.35	6.00	6.40
TOTAL	**5.35**	**6.00**	**6.40**
Tax Zone II			
General Government	4.25	4.77	5.09
TOTAL	**4.25**	**4.77**	**5.09**
Tax Zone III			
General Government	2.67	3.00	3.20
TOTAL	**2.67**	**3.00**	**3.20**
Tax Zone IV			
General Government	1.02	1.14	1.22
TOTAL	**1.02**	**1.14**	**1.22**
UNALASKA (First Class)			
General Govmt/Education	12.78	12.78	12.78
TOTAL	**12.78**	**12.78**	**12.78**

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
VALDEZ (Home Rule) **			
Areawide Mill Rates:			
Education	4.17	4.74	5.03
TOTAL	**4.17**	**4.74**	**5.03**
Tax Zone I			
General Government	9.54	9.42	9.89
TOTAL	**9.54**	**9.42**	**9.89**
Tax Zone II			
General Government	9.54	9.42	9.89
TOTAL	**9.54**	**9.42**	**9.89**
Tax Zone III			
General Government	13.73	13.85	14.58
TOTAL	**13.73**	**13.85**	**14.58**
WHITTIER (Second Class)			
General Government	5.00	5.00	5.00
TOTAL	**5.00**	**5.00**	**5.00**
WRANGELL (Home Rule)			
Tax Zone I			
General Government	0.80	0.41	0.53
Education	0.45	0.59	0.37
TOTAL	**1.25**	**1.00**	**0.90**
Tax Zone II			
General Government	3.22	1.80	2.12
Education	1.78	2.60	1.48
TOTAL	**5.00**	**4.40**	**3.60**

** See "Explanation of Millage Rates" on page 74.

TABLE 8
CONTINUED

MUNICIPAL REAL & PERSONAL PROPERTY TAX RATES 1989

	PROPERTY TAX		
	1987	1988	1989
WRANGELL (Home Rule) - continued			
Tax Zone III			
General Government	6.04	3.38	3.98
Education	3.34	4.87	2.77
TOTAL	**9.38**	**8.25**	**6.75**
Tax Zone IV			
General Government	8.04	4.51	5.31
Education	4.46	6.49	3.69
TOTAL	**12.50**	**11.00**	**9.00**
YAKUTAT (First Class)			
General Government	12.30	12.30	12.30
TOTAL	**12.30**	**12.30**	**12.30**

North Slope Borough

EXPLANATION OF MILLAGE RATES:

AS 29.45.090(a) restricts the millage rate for the municipal operating budget to a maximum of 30 mills. (There is no limit on taxes to pay bonds.)

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population, or, for FY 90:

73,354 X 2.25 X 11,375 = $1,877,403,937[1] (Assessed Value Limit for operating budget)

$1,877,403,937 X 30 mills = $56,322,118 (FY 90 statutory limit for operating budget)

FY 90 Projected operating budget: $46,913,822

$ 46,913,822
$1,877,403,937 = 24.989 mills (effective operating rate)

* DEVELOPMENT OF ACTUAL OVERALL RATE

FY 90 Projected budget for debt service (payment of bonds): $172,495,228

Actual assessed value: $11,949,104,710

$ 172,495,228
$11,949,104,710 = 14.44 mills (levy to satisfy debt service)

$ 46,913,822
$11,949,104,710 = 3.93 mills (levy to satisfy operating budget)

14.44 + 3.93 = 18.37 mills (actual overall rate)

1/Note: For FY 91, this calculation will be:

$73,190 X 2.25 X 11,245 = $1,851,798,488

City of Valdez

EXPLANATION OF MILLAGE RATES:

AS 29.45.090(a) restricts the millage rate for the municipal operating budget to a maximum of 30 mills. (There is no limit on taxes to pay bonds.)

The 30 mill limit on operating revenues is levied against an assessed value not to exceed that produced by the following formula:

Average Per Capita Full Value X 225% X municipal population, or, for CY 89:

$73,354 X 2.25 X 3,686 = $608,361,399[1] (Assessed Value Limit for operating budget)

$608,361,399 X 30 mills = $18,250,842 (CY 89 statutory limit for operating budget)

CY 89 projected operating budget: $15,519,220[2] (property tax portion)

$$\frac{\$\ 15,519,220}{\$608,361,399} = 25.509 \text{ (effective operating rate)}$$

* DEVELOPMENT OF ACTUAL OVERALL RATE:

CY 89 projected budget for debt service (payment of bonds): $9,848,094

Actual assessed value: $1,315,459,086

$$\frac{\$\ 9,848,094}{\$1,315,459,086} = 7.4864 \text{ mills (levy to satisfy debt service)}$$

$$\frac{\$\ 15,519,220}{\$1,315,459,086} = 11.7976 \text{ mills (levy to satisfy operating budget)}$$

7.4864 + 11.7976 = 19.2840 mills (actual overall rate for operating and debt service only)

This millage rate calculation represents the level the rate would be if disparate rates were not levied. Under the disparate levy, the actual rates are 14.9254 in Service Areas I and II, and 19.6121 in Service Area III.

1/Note: For CY 90, this calculation will be:
$73,190 X 2.25 X 7,193 = $1,184,525,258

2/Note: Approximately $5.8 million was collected in 1987, 1988, and 1989 to be held by the City pending the outcome of the Supreme Court case. For 1989, $5.8 million equals 4.69 mills, effectively.

TABLE 9-A

GENERAL SALES TAX RATES 1989

Only boroughs/unified municipalities levying a sales tax are listed on this table.

BOROUGHS / UNIFIED MUNICIPALITIES (CLASS)	SALES TAX * 1987	1988	1989
HAINES BOROUGH (Third Class)	1.00	1.00	1.00
Haines (First Class)	5.00	5.00	4.00
CITY AND BOROUGH OF JUNEAU (Unified Home Rule)	4.00	4.00	4.00
KENAI PENINSULA BOROUGH (Second Class)	2.00	2.00	2.00
Homer (First Class)	4.00	5.00	3.00
Kachemak (Second Class)	2.00	2.00	0.00
Kenai (Home Rule)	5.00	5.00	5.00
Seldovia (Second Class)	4.00	4.00	4.00
Seward (Home Rule)	5.00	5.00	5.00
Seward Special (SA)	3.00	5.00	5.00
Soldotna (First Class)	5.00	5.00	5.00
KETCHIKAN GATEWAY BOROUGH (Second Class)	1.50	1.50	1.50
Ketchikan (Home Rule)	5.00	5.00	5.00
Saxman (Second Class)	1.50	1.50	5.00
NORTH SLOPE BOROUGH (Home Rule)	0.00	0.00	3.00
Barrow (First Class)	3.00	3.00	3.00
Nuiqsut (Second Class)	3.00	3.00	3.00
Point Hope (Second Class)	3.00	3.00	0.00
Wainwright (Second Class)	3.00	3.00	3.00
CITY AND BOROUGH OF SITKA (Unified Home Rule)	4.00	4.00	4.00

* Special sales taxes such as raw fish, hotel/motel, liquor, and fuel transfer sales taxes, aren't included.

TABLE 9-A

CONTINUED

CITIES (CLASS)	SALES TAX * 1987	1988	1989
BETHEL (Second Class)	5.00	5.00	5.00
BUCKLAND (Second Class)	2.00	2.00	2.00
CORDOVA (Home Rule)	4.00	4.00	4.00
CRAIG (First Class)	3.00	3.00	4.00
DEERING (Second Class)	3.00	3.00	3.00
DILLINGHAM (First Class)	3.00	3.00	5.00
GALENA (First Class)	3.00	3.00	3.00
HOONAH (First Class)	3.00	4.00	4.00
HOOPER BAY (Second Class)	2.00	2.00	2.00
HYDABURG (First Class)	0.00	4.00	4.00
KAKE (First Class)	3.00	3.00	5.00
KIANA (Second Class)	2.00	2.00	2.00
KING COVE (First Class)	2.00	2.00	2.00
KIVALINA (Second Class)	2.00	2.00	2.00
KLAWOCK (First Class)	3.00	3.00	3.00
KODIAK (Home Rule)	5.00	5.00	5.00
KOTZEBUE (Second Class)	3.00	3.00	3.00
LARSEN BAY (Second Class)	3.00	3.00	3.00
NENANA (First Class)	3.00	3.00	3.00
NOME (First Class)	4.00	4.00	4.00
NORTH POLE (Home Rule)	3.00	3.00	3.00
OLD HARBOR (Second Class)	3.00	3.00	0.00
OUZINKIE (Second Class)	3.00	3.00	3.00
PALMER (Home Rule)	2.00	2.00	2.00
PELICAN (First Class)	3.00	3.00	3.00
PETERSBURG (Home Rule)	5.00	5.00	5.00
SAND POINT (First Class)	2.00	2.00	2.00
SAINT MARY'S (First Class)	3.00	3.00	3.00
SELAWIK (Second Class)	3.00	3.00	3.00
SKAGWAY (First Class)	3.00	4.00	4.00
TANANA (First Class)	2.00	2.00	2.00
UNALAKLEET (Second Class)	3.00	3.00	3.00
UNALASKA (First Class)	2.00	2.00	3.00
WHITTIER (Second Class)	3.00	3.00	3.00
WRANGELL (Home Rule)	6.00	6.00	6.00
YAKUTAT (First Class)	3.00	3.00	3.00

TABLE 9-B
1989 SALES TAX RATES AND REVENUES FOR SECOND CLASS CITIES

This table lists the sales tax rates and revenues for second class cities in the unorganized borough that levy a sales tax.

Cities	Sales Tax %	Revenues ($)	Population	Per Cap Revenues @ 1% ($)
Alakanuk	2.00%	46,554	565	41.20
Angoon	2.00%	41,093	685	29.99
Bettles **	2.00%	2,921	45	32.46
Brevig Mission	3.00%	5,196	197	8.79
Diomede	3.00%	5,775	184	10.46
Eek	2.00%	8,015	279	14.36
Elim	2.00%	25,179	294	42.82
Emmonak	3.00%	107,301	675	52.99
Hooper Bay	2.00%	55,560	807	34.42
Kiana	2.00%	18,293	414	22.09
Kivalina	2.00%	8,967	298	15.05
Kotlik	2.00%	22,000	452	24.34
Kotzebue	3.00%	629,567	3,705	56.64
Koyuk	2.00%	9,832	224	21.95
Larson Bay	3.00%	13,110	149	29.33
Ouzinkie	3.00%	11,204	204	18.31
Shungnak	2.00%	13,102	214	30.61
Manokotak	2.00%	4,000	370	5.41
Mekoryuk	2.00%	9,660	190	25.42
Napakiak	2.00%	23,849	315	37.86
Noorvik	3.00%	36,120	600	20.07
Nunapitchuk	2.00%	14,250	372	19.15
Old Harbor	3.00%	4,368	322	4.52
Port Alexander	2.00%	4,203	119	17.66
Quinhagak	3.00%	51,015	499	34.08
St. Michael	2.00%	16,946	303	27.96
Savoonga	3.00%	25,000	511	16.31
Scammon Bay	2.00%	20,771	306	33.94
Selawik	3.00%	35,996	672	17.86
Shaktoolik	2.00%	11,143	197	28.29
Shishmaref	2.00%	29,726	430	34.57
Stebbins	3.00%	30,191	394	25.54
Tenakee Springs	1.00%	1,690	108	15.65
Togiak	2.00%	64,858	713	45.48
Toksook Bay	2.00%	8,791	446	9.86
Unalakleet	3.00%	115,158	740	51.87
Wales	2.00%	6,398	161	19.87
White Mountain	1.00%	1,693	180	9.41

** Fuel sales tax only.

TABLE 10-A

SUMMARY OF ASSESSED VALUES

BOROUGHS / UNIFIED MUNICIPALITIES	REAL PROP ASSESSED ($)	PERS PROP ASSESSED ($)	STATE ASSESSED ($)	TOTAL ASSESSED ($)
ALEUTIANS EAST (1)	**0**	**0**	**0**	**0**
Akutan	0	0	0	0
Cold Bay	0	0	0	0
King Cove	0	0	0	0
Sand Point	0	0	0	0
ANCHORAGE	**7,302,628,940**	**1,115,816,330**	**72,060,510**	**8,490,505,780**
BRISTOL BAY	**60,791,344**	**46,859,898**	**0**	**107,651,242**
FAIRBANKS NORTH STAR	**2,238,876,326**	**0**	**551,439,900**	**2,790,316,226**
Fairbanks (City)	869,012,508	0	0	869,012,508
North Pole	148,755,710	0	0	148,755,710
Other	1,221,108,108	0	551,439,900	1,772,548,008
HAINES	**74,240,830**	**9,525,127**	**0**	**83,765,957**
Haines	36,662,705	3,503,637	0	40,166,342
Other	37,578,125	6,021,490	0	43,599,615
JUNEAU	**966,070,350**	**144,947,575**	**0**	**1,111,017,925**
KENAI PENINSULA	**2,167,345,416**	**189,565,025**	**521,602,510**	**2,878,512,951**
Homer	149,089,645	21,357,387	0	170,447,032
Kachemak	13,487,054	871,119	0	14,358,173
Kenai	199,632,258	27,850,622	0	227,482,880
Seldovia	12,183,998	2,668,420	0	14,852,418
Seward	88,508,166	28,540,373	0	117,048,539
Soldotna	154,592,644	13,286,109	0	167,878,753
Other	1,549,851,651	94,990,995	521,602,510	2,166,445,156
KETCHIKAN GATEWAY	**633,922,991**	**43,706,075**	**0**	**677,629,066**
Ketchikan	331,895,461	23,855,575	0	355,751,036
Saxman	8,285,800	659,525	0	8,945,325
Other	293,741,730	19,190,975	0	312,932,705
KODIAK ISLAND	**378,072,396**	**59,284,386**	**0**	**437,356,782**
Akhiok	0	0	0	0
Kodiak	230,072,536	41,742,714	0	271,815,250
Larsen Bay	0	0	0	0
Old Harbor	0	0	0	0
Ouzinkie	0	0	0	0
Port Lions	0	0	0	0
Other	147,999,860	17,541,672	0	165,541,532

TABLE 10-A

CONTINUED

BOROUGHS/UNIFIED MUNICIPALITIES	REAL PROP ASSESSED ($)	PERS PROP ASSESSED ($)	STATE ASSESSED ($)	TOTAL ASSESSED ($)
LAKE and PENINSULA (1)	**0**	**0**	**0**	**0**
Chignik	0	0	0	0
Newhalen	0	0	0	0
Nondalton	0	0	0	0
Port Heiden	0	0	0	0
MATANUSKA-SUSITNA	**1,442,795,544**	**151,640,038**	**2,452,990**	**1,596,888,572**
Houston	27,963,200	1,203,465	0	29,166,665
Palmer	73,785,900	13,139,146	0	86,925,046
Wasilla	179,917,500	30,421,620	0	210,339,120
Other	1,161,128,944	106,875,807	2,452,990	1,270,457,741
NORTH SLOPE	**98,591,470**	**64,399,200**	**11,786,114,000**	**11,949,104,670**
NORTHWEST ARCTIC (1)	**0**	**0**	**0**	**0**
Ambler	0	0	0	0
Buckland	0	0	0	0
Deering	0	0	0	0
Kiana	0	0	0	0
Kivalina	0	0	0	0
Kobuk	0	0	0	0
Kotzebue	0	0	0	0
Noorvik	0	0	0	0
Selawik	0	0	0	0
Shungnak	0	0	0	0
Other	0	0	0	0
SITKA	**358,241,644**	**46,516,626**	**0**	**404,758,270**

(1) Does not levy a property tax.

TABLE 10-A

CONTINUED

CITIES	REAL PROP ASSESSED ($)	PERS PROP ASSESSED ($)	STATE ASSESSED ($)	TOTAL ASSESSED ($)
BETHEL	0	0	0	0
CORDOVA	69,548,554	0	0	69,548,554
CRAIG	27,887,857	0	0	27,887,857
DELTA JUNCTION	0	0	0	0
DILLINGHAM	68,766,890	40,639,128	0	109,406,018
EAGLE	6,257,715	0	0	6,257,715
GALENA	0	0	0	0
HOONAH	0	0	0	0
HOOPER BAY	0	0	0	0
HYDABURG	0	0	0	0
KAKE	0	0	0	0
KLAWOCK	0	0	0	0
NENANA	8,956,978	2,906,443	0	11,863,421
NOME	101,910,367	24,055,675	0	125,966,042
PELICAN	7,060,456	2,122,353	0	9,182,809
PETERSBURG	108,554,773	11,978,500	0	120,533,273
ST. MARY'S	0	0	0	0
SKAGWAY	45,821,856	0	0	45,821,856
TANANA	0	0	0	0
UNALASKA	71,302,550	37,007,015	27,640	108,337,205
VALDEZ	84,768,486	0	1,230,690,600	1,315,459,086
WHITTIER	10,554,400	0	0	10,554,400
WRANGELL	71,480,740	4,661,712	0	76,142,452
YAKUTAT	11,056,459	0	0	11,056,459

SUMMARY

	REAL PROP ASSESSED	PERS PROP ASSESSED	STATE ASSESSED	TOTAL ASSESSED
CITIES	$693,928,081	$123,370,826	$1,230,718,240	$2,048,017,147
OUTSIDE TAXING JURISDICTIONS	$0	$0	$2,983,179,780	$2,983,179,780
BOROUGHS / UNIFIED MUNICIPALITIES	$15,721,577,251	$1,872,260,280	$12,933,669,910	$30,527,507,441
TOTAL	$16,415,505,332	$1,995,631,106	$17,147,567,930	$35,558,704,368

TABLE 10-B
REVENUES

Table 10-B lists estimated property and sales tax revenues received by taxing municipalites.

BOROUGHS	POP	REVENUE SALES TAX($)	PER CAP	REVENUE PROP TAX ($)	PER CAP($)	REVENUE OIL/GAS ($)	PER CAP($)	TOTAL REVENUE ($)	TAX REV PER CAP ($)
Aleutians E. *	2,511	2,200,000	876	0	0	0	0	2,200,000	876
Anchorage **	222,950	3,918,509	18	160,596,389	720	1,278,809	6	165,793,707	744
Bristol Bay *	1,451	1,315,185	906	571,444	394	0	0	1,886,629	1,300
Fbks N.Star***	72,361	322,932	4	37,676,385	521	7,112,438	98	45,111,755	623
Haines ****	2,845	1,006,192	354	693,454	244	0	0	1,699,646	597
Juneau	29,946	12,615,460	421	13,254,667	443	0	0	25,870,127	864
Kenai Pen.****	40,312	14,609,389	362	27,117,396	673	4,517,077	112	46,243,862	1,147
Ket. Gtwy ****	12,630	6,896,886	546	7,918,957	627	0	0	14,815,843	1,173
Kodiak Is. ***	15,558	4,533,280	291	1,896,683	122	0	0	6,429,963	413
Mat-Su ***	37,985	850,397	22	16,561,936	436	26,639	1	17,438,972	459
North Slope	7,813	2,499,896	320	11,118,382	1,423	216,510,915	27,712	230,129,193	29,455
NW Arctic***	7,081	744,216	105	0	0	0	0	744,216	105
Sitka	8,257	3,400,075	412	1,998,043	242	0	0	5,398,118	654
TOTAL	**461,700**	**$54,912,417**	**$119**	**$279,403,736**	**$605**	**$229,445,878**	**$497**	**$563,762,031**	**$1,221**

* The Aleutians East Borough and the Bristol Bay Borough do not levy a general sales tax. These revenues are collected from the levy of a rawfish tax of three percent.

** The Municipality of Anchorage does not levy a general sales tax. These revenues are collected from the levy of a hotel bed tax of eight percent.

*** This figure represents sales tax collected by cities within the borough. No sales tax collected by the borough.

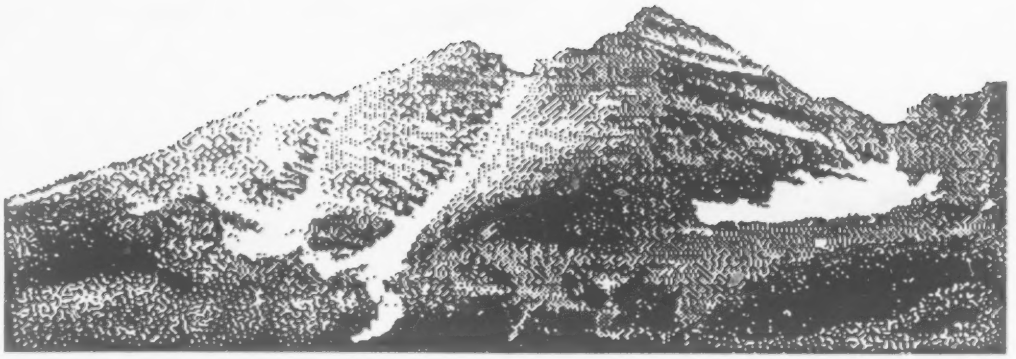
**** This figure represents sales tax collected by the borough and cities within the borough.

Note : These revenue statistics are unaudited.

TABLE 10-B
REVENUES
CONTINUED

CITIES	POP	REVENUE SALES TAX ($)	PER CAP ($)	REVENUE PROP TAX ($)	PER CAP ($)	REVENUE OIL/GAS ($)	PER CAP ($)	TOTAL REVENUE ($)	TOTAL TAX REV PER CAP ($)
Anderson	635	26,055	41	0	0	0	0	26,055	41
Bethel	4,390	2,377,540	542	0	0	0	0	2,377,540	542
Cordova	2,619	1,303,130	498	482,747	184	0	0	1,785,877	682
Craig	1,231	516,061	419	150,958	123	0	0	667,019	542
Dillingham	2,232	731,006	328	116,142	52	0	0	847,148	380
Eagle	174	0	0	7,115	41	0	0	7,115	41
Galena	928	139,296	150	0	0	0	0	139,296	150
Hoonah	894	188,615	211	0	0	0	0	188,615	211
Hooper Bay	807	49,282	61	0	0	0	0	49,282	61
Hydaburg	457	41,788	91	0	0	0	0	41,788	91
Kake	678	195,106	288	0	0	0	0	195,106	288
Klawock	897	150,459	168	0	0	0	0	150,459	168
Nenana	555	67,064	121	111,157	200	0	0	178,221	321
Nome	4,303	1,455,767	338	1,038,742	241	0	0	2,494,509	580
Pelican	251	51,492	205	53,132	212	0	0	104,624	417
Petersburg	3,440	1,424,190	414	1,145,965	333	0	0	2,570,155	747
St. Mary's	491	130,000	265	0	0	0	0	130,000	265
Skagway	704	600,565	853	248,823	353	0	0	849,388	1,207
Tanana	414	9,735	24	0	0	0	0	9,735	24
Unalakleet	740	115,158	156	0	0	0	0	115,158	156
Unalaska	2,265	5,558,975	2,454	1,106,662	489	353	0.16	6,665,990	2,943
Valdez	7,193	0	0	1,682,883	234	24,136,427	3,356	25,819,310	3,590
Whittier	299	88,455	296	111,305	372	0	0	199,760	668
Wrangell	2,630	1,311,489	499	746,536	284	0	0	2,058,025	783
Yakutat	527	158,126	300	145,500	276	0	0	303,626	576
TOTAL	39,754	16,689,354	420	7,147,667	180	24,136,780	607	47,973,801	1,207

Chapter 5



Appendices and Supporting Data

Appendix A

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EXEMPTION PROGRAM HISTORY AS 29.45.030(e) - (i)

The law exempts real property owned and occupied as a permanent home by a resident 65 years of age or over or by a disabled veteran with a 50% or more service related disability.

Ten-year Performance Summary

FISCAL YEAR	NO. OF APP.'S APPROVED	TOTAL EXEMPT ASSESSED VALUE ($)	TOTAL MUNICIPAL REIMBURSEMENT ($)	AVERAGE EXMEPT VALUE ($) PER APP.	AVERAGE EXEMPT TAX ($) PER APP.
1980	3,393	165,159,728	1,899,611	48,677	560
1981	3,842	211,428,981	2,291,811	55,031	597
1982	4,147	277,154,113	1,757,887	66,832	424
1983	4,893	324,220,034	2,092,317	66,262	428
1984	5,156	392,215,073	3,146,618	76,070	610
1985	5,418	478,983,142	4,005,075	88,406	739
1986	6,061	609,947,921	3,958,567 *	100,635	653
1987	6,569	737,706,208	2,770,300 *	112,301	422
1988	7,118	760,355,699	2,622,969 *	106,822	368
1989	7,900	598,877,461	2,519,344 *	75,871	319

* Prorated reimbursement due to budget shortfall. Actual Average Exempt Tax ($) Per Applicant for 1986 was $821, for 1987 $963, for 1988 $949, for 1989 $945.

FY 89 PROGRAM SUMMARY BREAKDOWN

Borough	Number of Applicants Approved	Total Assessed Value Exempt ($)	Total Tax Exempt ($)	Prorated * Payment ($)	Reimburse-ment Shortage ($)	Average Exempt Value ($) Per App.	Average Exempt Tax ($) Per App.
Anchorage	3,305	250,803,964	3,912,138	1,320,375	2,591,763	75,886	1,184
Bristol Bay	10	637,318	3,187	1,075	2,112	63,732	319
Fbnks N. Star	1,068	71,466,294	988,163	333,512	654,651	66,916	925
Haines	77	5,138,895	45,871	15,482	30,389	66,739	596
Juneau	602	48,736,400	568,625	191,915	376,710	80,957	945
Kenai Pen	799	64,905,125	586,146	197,829	388,317	81,233	734
Ket. Gateway	397	30,763,564	359,081	121,193	237,888	77,490	904
Kodiak Island	162	15,657,257	86,351	29,144	57,207	96,650	533
Mat-Susitna	819	62,357,209	543,132	183,311	359,821	76,138	663
North Slope	17	629,200	11,558	3,901	7,657	37,012	680
Sitka	175	16,169,875	78,424	26,469	51,955	92,399	448
Subtotal	**7,431**	**567,265,101**	**7,182,676**	**2,424,206**	**4,758,470**	**76,338**	**967**
Cities							
Cordova	36	2,370,625	18,736	6,323	12,413	65,851	520
Craig	11	777,100	4,459	1,505	2,954	70,645	405
Dillingham	19	2,245,300	13,472	4,547	8,925	118,174	709
Eagle	5	247,860	248	84	164	49,572	50
Nenana	18	729,901	6,657	2,247	4,410	40,550	370
Nome	76	4,880,700	39,046	13,178	25,868	64,220	514
Pelican	9	544,154	2,993	1,010	1,983	60,462	333
Petersburg	115	9,794,450	93,922	31,700	62,222	85,169	817
Skagway	33	1,948,857	10,096	3,407	6,689	59,056	306
Unalaska	4	127,800	1,633	551	1,082	31,950	408
Valdez	35	1,912,253	27,071	9,137	17,934	54,636	773
Whittier	7	167,500	1,027	347	680	23,929	147
Wrangell	89	5,168,110	53,939	18,205	35,734	58,069	606
Yakutat	12	697,750	8,582	2,897	5,685	58,146	715
Subtotal	**469**	**31,612,360**	**281,881**	**95,138**	**186,743**	**67,404**	**601**
Statewide Total	**7,900**	**598,877,461**	**7,464,557**	**2,519,344**	**4,945,213**	**75,807**	**945**

* 33.75% OF EXISTING FUNDS

FY 89 TOTAL REQ. = $7,464,557
FY 89 TOTAL BUDGET = $2,519,344
FY 89 SHORTAGE = $4,945,213

Appendix B

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EQUIVALENCY PROGRAM HISTORY AS 29.45.040

Ten-year Performance Summary

FISCAL YEAR	NO. OF APPLICATIONS APPROVED	ANNUAL RENT PAID ($)	PAYMENT ($)	AVERAGE ANNUAL RENT ($)	AVERAGE PAYMENT ($)
1980	738	1,857,731	122,894	2,517	167
1981	694	1,921,244	230,996	2,768	333
1982	742	2,249,821	160,163	3,032	216
1983	720	2,439,506	208,538	3,388	290
1984	662	2,482,387	210,573	3,750	318
1985	695	2,849,565	268,349	4,100	386
1986	654	2,900,469	260,592	4,435	398
1987	710	3,232,464	311,632	4,553	439
1988	732	3,362,450	397,111	4,594	543
1989	802	3,599,138	499,675	4,488	623

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EQUIVALENCY PAYMENTS

FY 89 PROGRAM SUMMARY BREAKDOWN

SENIOR CITIZENS

BOROUGHS	NO. OF APPLICANTS APPROVED	TOTAL ANNUAL RENT PAID ($)	TOTAL REBATE PAID* ($)	AVERAGE ANNUAL RENT PER APP ($)	AVERAGE PAYMENT PER APP ($)
Anchorage	381	1,686,292	275,037	4,426	722
Fairbanks N. Star	86	388,929	54,361	4,522	632
Haines	5	18,696	2,804	3,739	561
Juneau	107	549,410	64,205	5,135	600
Kenai Peninsula	51	168,146	16,709	3,297	328
Ket. Gateway	30	130,125	18,326	4,337	611
Kodiak Island	31	130,126	8,458	4,198	273
Mat-Su	31	103,128	10,[illegible]	3,327	346
Sitka	18	83,465	4,[illegible]	4,637	225
Borough TOTAL	**740**	**3,258,317**	**454,666**	**4,403**	**614**
CITIES					
Cordova	2	7,908	625	3,954	312
Nome	1	5,400	405	5,400	405
Petersburg	6	27,600	3,029	4,600	505
Skagway	2	6,600	396	3,300	198
Valdez	1	6,900	1,283	6,900	1,283
Wrangell	7	31,795	3,497	4,542	500
Yakutat	3	12,600	1,550	4,200	517
Cities TOTAL	**22**	**98,803**	**10,785**	**4,491**	**490**
Statewide TOTAL for Senior Citizens	**762**	**3,357,120**	**465,451**	**4,406**	**611**

SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EQUIVALENCY PAYMENTS

FY 89 PROGRAM SUMMARY BREAKDOWN

CONTINUED

DISABLED VETERANS

	NO. OF APPLICANTS APPROVED	TOTAL ANNUAL RENT PAID ($)	TOTAL REBATE PAID * ($)	AVERAGE ANNUAL RENT PER APP. ($)	AVERAGE PAYMENT PER APP. ($)
Anchorage	25	137,957	22,301	5,518	892
Fairbanks N. Star	5	23,686	3,311	4,737	662
Juneau	4	34,945	4,190	8,736	1,048
Ket. Gateway	1	8,820	1,252	8,820	1,252
Kodiak Island	2	14,050	913	7,025	45
Mat-Su	2	14,760	1,477	7,380	739
Petersburg	1	7,800	780	7,800	780
Statewide TOTAL for Disabled Vets	**40**	**242,018**	**34,224**	**6,050**	**856**
Statewide Program TOTAL	**802**	**3,599,138**	**499,675**	**4,488**	**623**

* PAYMENTS BASED ON RENTS PAID DURING 1988.

Appendix C
SENIOR CITIZEN SPECIAL ASSESSMENT DEFERMENT PROGRAM
AS 29.46.090

The law provides for deferred payment of special assessments levied by municipalities to install sewer and/or water systems to homes of eligible applicants. Property owned and occupied by permanent residents of the state, 65 years of age or older, may be eligible.

The State reimburses the municipality for revenue lost in operation of the program. The reimbursement satisfies the municipal lean and a lien in favor of the State is recorded. The lien is due and payable when the property is sold or transfered, except to a spouse, widow, widower, or minor heir. Qualification must be verified each year.

The program was repealed as of 01/01/87. There are about 90 deferments active We're auditing these accounts, final figures will be available from the Department in April, 1990.

Liens Released and Payments Returned to the State General Fund

Fiscal Year	Number of Liens Released	Total Revenue Collected ($)
FY83	9	10,918
FY84	15	24,630
FY85	6	20,768
FY86	11	16,937
FY87	12	18,385
FY88	6	17,006
FY89	8	13,069
TOTAL	**67**	**121,713**

Appendix D

FARM USE LAND ASSESSMENT PROGRAM
AS 29.45.060

The program was inactive during the first four years of operation because agricultural and rural real estate wasn't assessed as highly as urban real estate.

The farm use land assessment program requires a differential assessment for qualified farm land; owner's pay taxes on the land value as a farm, the State pays taxes on the remaining value. If the land is converted to a use unsuited to farming, the owner must pay the deferred tax for the preceding seven years.

FY 89 PROGRAM SUMMARY BREAKDOWN

Municipality	Number of Applicants	Number of Acres	Full & True Value ($)	Value Deferred ($)	Deferred Tax ($)	FY 89 Payment*	Shortage ($)
Anchorage	5	101	1,255,300	1,030,805	15,955	0	15,955
Fairbanks	23	3,046	6,909,907	4,831,742	64,711	0	64,711
Kenai	11	2,680	3,656,400	2,640,200	23,420	0	23,420
Kodiak	3	375	1,784,625	1,381,768	6,218	0	6,218
Mat-Su	66	9,408	16,846,700	11,841,600	137,893	0	137,893
Total	**108**	**15,610**	**30,452,932**	**21,726,115**	**248,198**	**0**	**248,198**

* No appropriation

NINE-YEAR SUMMARY OF PROGRAM PERFORMANCE

Fiscal Year	Number of Applicants	Number of Acres	Full and True Land Value ($)	Total Deferred Value ($)	Total Deferred Tax ($)
1981	116	17,666	22,997,524	20,348,079	178,714
1982	115	19,197	29,653,344	20,595,440	142,249
1983	115	19,636	23,862,462	22,006,210	122,924
1984	121	19,159	29,328,035	26,113,035	201,025
1985	119	18,147	31,653,580	28,566,334	220,046
1986	119	16,973	50,355,100	38,141,410	255,473
1987	130	16,576	44,584,528	39,999,314	296,265
1988	127	17,637	54,047,954	41,793,448	345,499
1989	108	15,810	30,452,932	21,726,115	248,198